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Offers Over

£460,000

4 Greenstone Loan

Ratho | Edinburgh | EH28 8AG

Set within an exclusive CALA development in the picturesque village of Ratho. Boasting a generous southeast-facing private garden, garage, and double driveway, this impressive property offers spacious and stylish family living, while excellent transport links provide easy access to Edinburgh city centre, Edinburgh Airport, and the wider motorway network. This property combines a peaceful village setting with exceptional convenience and is ideally placed for families and commuters alike.

 4 bedrooms

 2 public rooms

 2 bathrooms and WC

 Double driveway and integral garage

 Front and rear garden

 EPC rating – C

 Council tax band- G



Description

This impressive family home offers generously proportioned accommodation arranged over two levels and is presented in excellent decorative order throughout, combining bright and spacious living areas with a practical layout ideal for modern family life.

The ground floor accommodation features Amtico herringbone flooring throughout, comprising of an entrance vestibule leading into a welcoming reception hall with useful storage cupboards, a stylish and comfortable sitting room, and a generous kitchen/dining room providing an ideal space for family gatherings and entertaining. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A practical utility room offers additional storage and provides access to both the garden and the integral garage, while a convenient WC completes the ground floor.

On the first floor, the spacious principal bedroom benefits from built-in wardrobes and a contemporary en-suite shower room. There are three further double bedrooms, all featuring built-in wardrobes, along with a modern family bathroom.

Offering flexible and well-balanced accommodation, this attractive property is perfectly suited to growing families seeking a stylish and comfortable home.



Extras

All fitted floor coverings, blinds, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher, washing machine and tumble dryer are included in the sale price.

Gardens and Parking

To the rear of the house there is a large fully enclosed garden, which enjoys a bright southeast facing aspect, overlooking a leafy embankment and bordered by a stone wall. There is an area of lawn and a raised decked area at the foot of the garden, as well as an area of decking outside the kitchen/dining room. To the front of the house is a double monobloc drive and single garage with added EV charger for convenience.

Factor

The shared areas within the development are factored and maintained by James Gibb for an approximate quarterly charge of £55. There is also a yearly canal charge for all residents at approximately £200.

Viewing

By appointment through Neilsons (0131 625 2222).





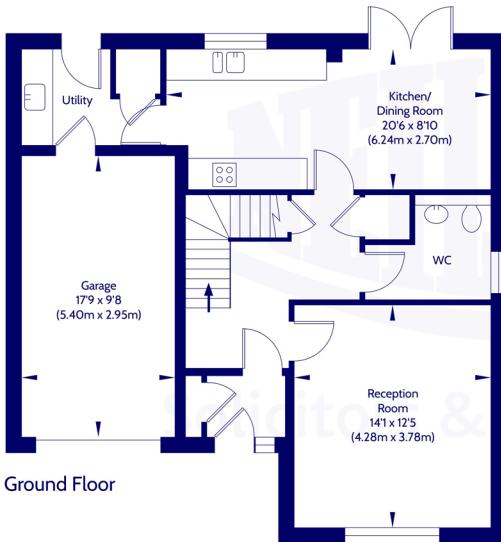
Location

The property is located within the popular village of Ratho, located approximately eight miles west of Edinburgh City Centre. The village benefits from local shops, a post office, library, canal marina and The Bridge Inn hotel and restaurant. Further specialised shopping can be found at the Gyle Shopping Centre and Hermiston Gait Retail Park which are a short drive from the property. Leisure facilities are available close by which include the magnificent Jupiter Artland, Edinburgh International Climbing Arena, Lost Shore Surfing Resort and Ratho Park Golf Club. There is a primary school in the village with Balerno High School providing secondary education. The property is ideally placed providing easy access to the M8/M9 motorway networks and Edinburgh International Airport with Ingliston tram stop a short drive away. There is a regular public transport service which passes through the village travelling to the aforementioned Gyle Shopping Centre, Hermiston Gait and Edinburgh Airport.

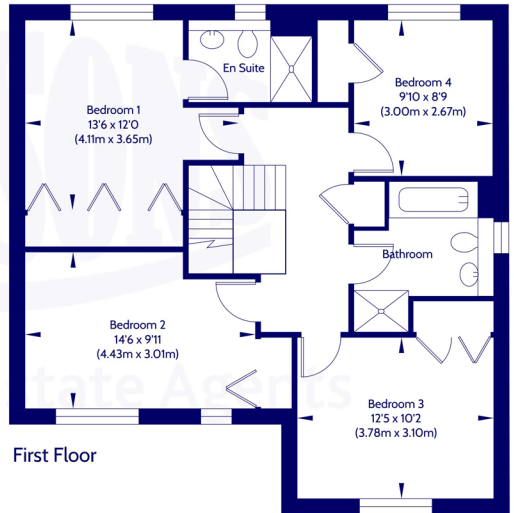




Approx. Gross Internal Floor Area 131.54 Sq M / 1416 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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