



19 Canalside
RATHO | EDINBURGH | EH28 8JS


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Situated within the popular Canalside development by Cala Homes in Ratho, this attractive three-bedroom end-terraced house offers bright and well-proportioned accommodation over two levels, with a lovely outlook over the residential marina.

The welcoming entrance hallway leads to a spacious and bright living room overlooking the marina. To the rear is the kitchen/diner, fitted with a good range of floor and wall-mounted units, ample worktop space and room for dining. A useful utility room leads directly to the enclosed rear garden, while a convenient WC completes the ground floor.

Upstairs, the principal bedroom benefits from built-in wardrobes and an en-suite. The spacious second bedroom also has built-in wardrobes, while the versatile third bedroom is ideal as a guest room, nursery or home office. The main bathroom features a three-piece suite with separate shower cubicle.

Externally, the property benefits from front and enclosed rear gardens, with the rear garden featuring a useful summerhouse. There are also two parking spaces to the rear.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Attractive three-bedroom end-terraced house
- Sought-after Canalside development in Ratho
- Bright living room overlooking the residential marina
- Dining kitchen
- Utility room
- Master bedroom with en suite
- Two further bedrooms
- Family bathroom with separate shower
- Downstairs WC
- Gas central heating
- Double glazing
- Front and rear gardens
- Summerhouse
- Two rear parking spaces
- Excellent transport links

Energy Rating B

Council Tax band F

Factor fee of approximately £500 per annum.

Extras: All curtains, blinds, light fittings, kitchen appliances (hob, oven microwave and washer/dryer).



The property is located in the popular conservation village of Ratho, which has a pleasant semi-rural position to the north west of Edinburgh. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community and Ratho has its own primary school. The highly regarded Bridge Inn sits on the banks of the Union Canal, which provides many leisure opportunities including scenic walks along the towpaths, canoeing and barge trips.

Further amenities include the Lost Shore Surf Resort and the Edinburgh International Climbing Area (EICA) offering a range of activities. An efficient public transport network operates to Edinburgh and surrounding areas, whilst the city bypass and main motorway networks are also within easy reach.





