



Offers Over

**£180,000**

## 21 East Croft

Ratho | Edinburgh | EH28 8PD

A three bedroom semi-detached villa with private gardens and a driveway, quietly positioned towards the end of a peaceful cul-de-sac in the desirable village of Ratho. Now in need of full modernisation and upgrading, the property offers excellent potential to create a stylish and comfortable family home. The location combines a semi-rural charm with convenient access to local amenities, excellent commuting links, numerous outdoor pursuits, and is within walking distance of the primary school.

 3 bedrooms

 2 public rooms

 1 bathroom

 Front and rear gardens

 Driveway

 EPC rating – D

 Council tax band - D



## Description

The accommodation briefly comprises; entrance hall with deep storage cupboard, good size lounge with doors leading through to a bright dining room, dual aspect kitchen with a range and wall and base units, storage and a door to the garden, stairs to a naturally lit landing, two double bedrooms, one single bedroom and a bathroom. The property benefits from gas central heating and double glazing.

*This property has been subject to virtual renovation to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Gardens and Parking

A pebbled garden lies to the front of the property and to the rear is a generous garden mainly laid to lawn with a patio area, together offering an ideal setting for outdoor dining and relaxation during the warmer months. A driveway offers convenient off street parking, with additional on street parking available.

## Viewing

By appointment through Neilsons (0131 625 2222).







virtually renovated by **HOMELii**

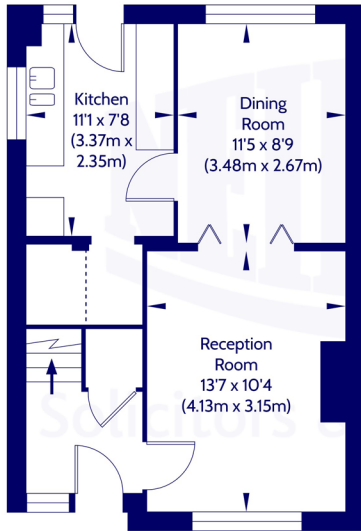
## Location

The property is located within the popular village of Ratho which lies to the west of Edinburgh city centre. The village benefits from local shops and services and the award winning Bridge Inn hotel and restaurant is located nearby. 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 Lost Shore Surf Resort, Edinburgh International Climbing Arena and Ratho Park Golf Club. The local primary school is just a short walk from the property and Balerno High School, providing secondary education, is easily accessible. The property is ideally placed for access to the M8/M9 motorway networks and Edinburgh International Airport. There is a regular public transport service which passes through the village traveling to the city centre and surrounding areas.

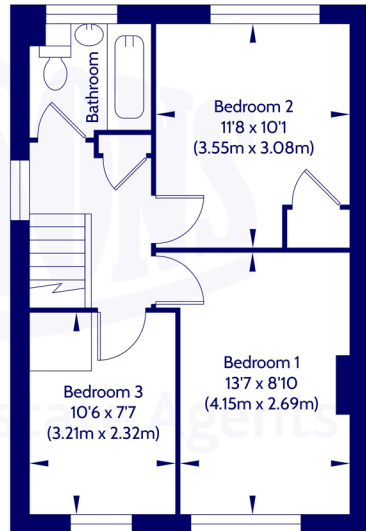




Approx. Gross Internal Floor Area 79 Sq M / 842 Sq Ft.



Ground Floor



1st 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.



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