










Offers Over  
**£565,000**

## 8 Quarrypark Drive

Ratho | Edinburgh | EH28 8AE

A generously proportioned executive detached villa, enjoying an enviable position on a peaceful cul-de-sac, with delightful open views over the surrounding area, towards Edinburgh and Arthur's Seat.

-  5 bedrooms
-  2 public rooms
-  3 bathrooms
-  Driveway and double garage
-  Private front and rear gardens
-  EPC rating – B
-  Council tax band- G



## Description

Offering highly flexible living well suited to the growing family, the property is in superb move-in condition throughout, with ample space for home workers together with excellent school catchments at Ratho Primary and the well-regarded Balerno High School.

The ground floor accommodation briefly comprises: entrance vestibule with convenient downstairs WC and built-in storage cupboard, main hallway with a focal staircase leading to the upper level, spacious and comfortable reception room with carpeted floor, tasteful modern décor and French doors leading directly out to the back garden, generously sized family dining kitchen with high quality flooring, stylish contemporary base and wall units, coordinated worktops and ample space for both a dining table and additional furniture. Just off the kitchen, you have a useful utility room with sink, which in turn gives access to a substantial double garage, providing secure parking and over-spill storage.



On the upper level a galleried hallway leads to a generously sized dual aspect principal bedroom which boasts fitted wardrobes, a modern en-suite shower room and French doors opening to a Juliet balcony. There is an additional double bedroom with en-suite, three further bedrooms all with built-in storage, and a main family bathroom with wall mounted basin, bath with splash tiling, WC and separate tiled shower enclosure.

## Extras

All floor coverings, blinds, light fittings, integrated appliances and fixtures will be included.

## Gardens and Parking

To the rear of the house is a substantial fully enclosed private garden which has a lovely open feel, backing on to mature trees and open ground. The garden has been well maintained and comprises areas of lawn, decking and decked storage space to the side. To the front of the house a double monobloc driveway is bordered by a neat hedgerow and leads to the double garage.

## Viewing

By appointment through Neilsons (0131 625 2222).





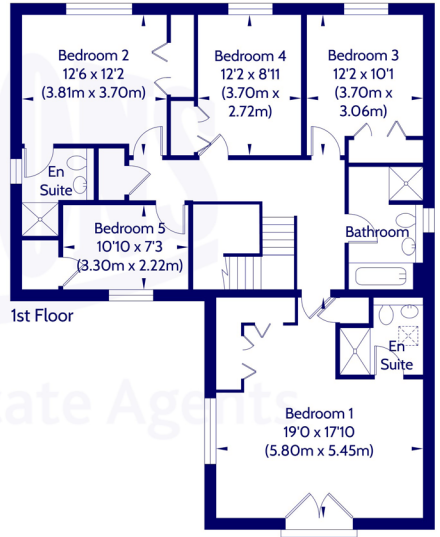
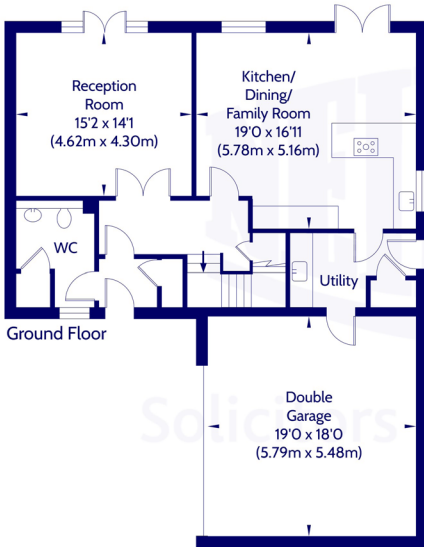
## Location

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. There is a regular public transport service which passes through the village travelling to the aforementioned Gyle Shopping Centre and Hermiston Gait.





Approx. Gross Internal Floor Area 186 Sq M / 2003 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [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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