



FOR SALE
REMAX
PROPERTY



REMAX
Property

47 Hillwood Rise, Ratho Station
Offers Over £200,000



Erin Aitken and RE/MAX Property are delighted to bring this charming two bedroom home in the sought-after village of Ratho to the market.

Full of warmth and character, the property offers a spacious living and dining area with a cosy log burner, a well-appointed kitchen with direct garden access, two generous bedrooms and a bright modern bathroom. Natural wood features throughout add to the home's rustic and welcoming feel.

A real highlight is the fantastic outdoor space, with established planting, traditional stonework and a beautiful pond with waterfall feature, alongside an enclosed rear garden with lawn, patio and outdoor storage.

Situated in Ratho, the property offers a peaceful village setting with local amenities and scenic walks nearby, while remaining well connected to Edinburgh, the motorway network and Edinburgh Airport.

With its characterful interior, generous accommodation and standout gardens, this is a lovely home offering something a little different.

Freehold Tenure

No Factor Fee's

Council Tax Band B

EPC Rating C

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Entrance Hallway – 3.34m x 1.15m

10' 11" x 3' 9" (3.34m x 1.15m)

Welcoming entrance hallway featuring blue and green tartan carpet complemented by grey painted walls. A mix of metal and natural yew wood on the staircase creates a rustic feel, with useful built-in storage cupboards beneath. Natural yew wood features continue throughout the home, adding warmth and character. Provides access to all rooms on the ground floor and the staircase to the upper level.

Living Room & Dining Area

20' 11" x 12' 3" (6.37m x 3.73m)

Generously sized living and dining area featuring grey carpet and grey tartan feature wallpaper. The lounge offers plenty of space for comfortable seating, with a characterful log burner and slate detailing creating a cosy focal point. Large windows to both the front and rear allow plenty of natural light to flow through the space, while the generous layout provides a dedicated dining area, ideal for everyday dining and entertaining.

Kitchen

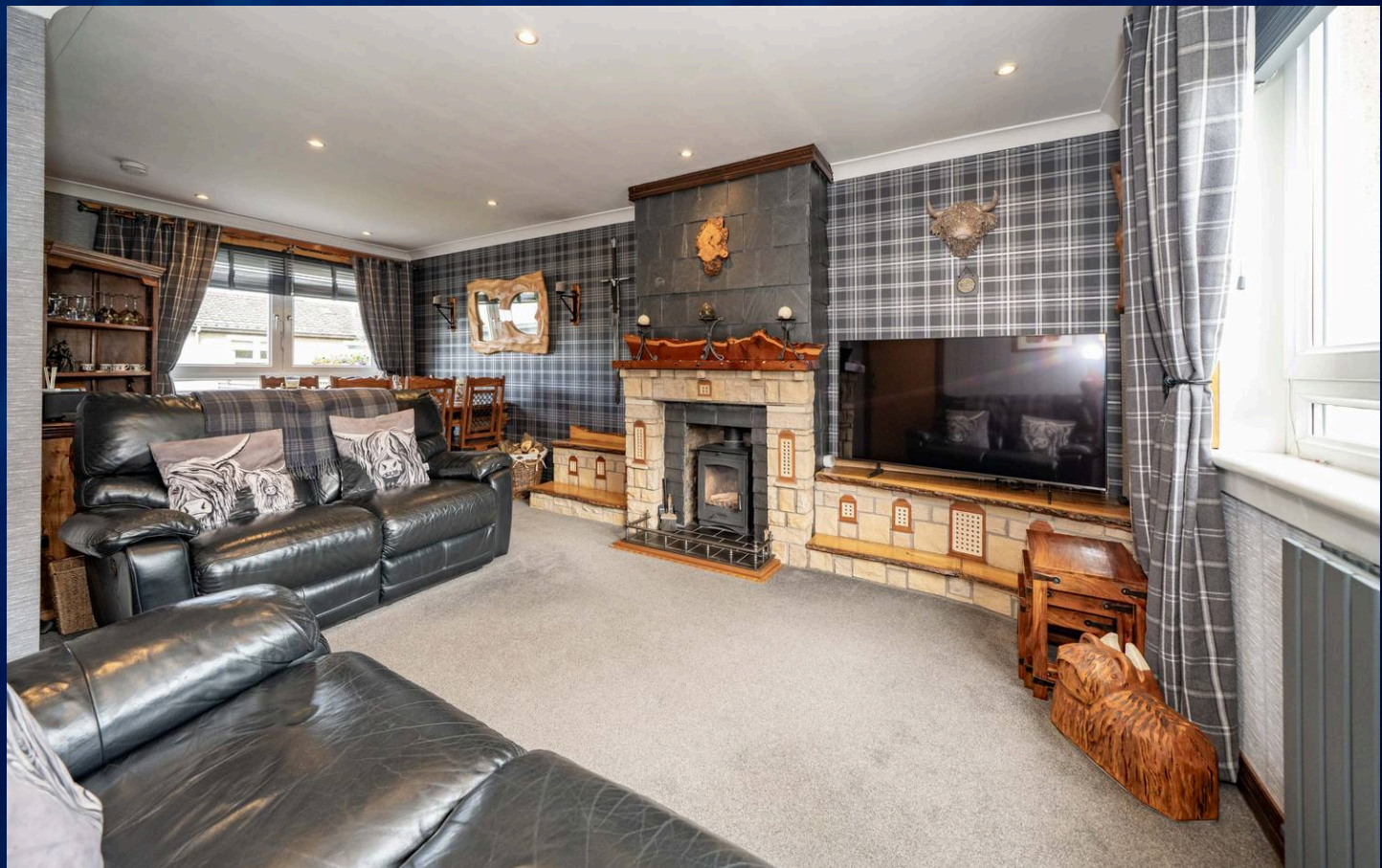
9' 11" x 9' 9" (3.02m x 2.98m)

Well-appointed kitchen featuring tiled flooring, dark grey marble effect worktops and complementary solid oak wood wall and base units. Fitted with a double oven, gas hob and extractor fan, with a door providing direct access to the rear garden.

Main Bedroom

9' 11" x 12' 4" (3.01m x 3.77m)

Comfortable main bedroom featuring grey carpet, wood panelling and complementary wallpaper, continuing the warm and rustic feel of the home. Two built-in cupboards provide excellent storage space, with one also housing the boiler. Two large windows to the front allow plenty of natural light into the room.





Bedroom Two

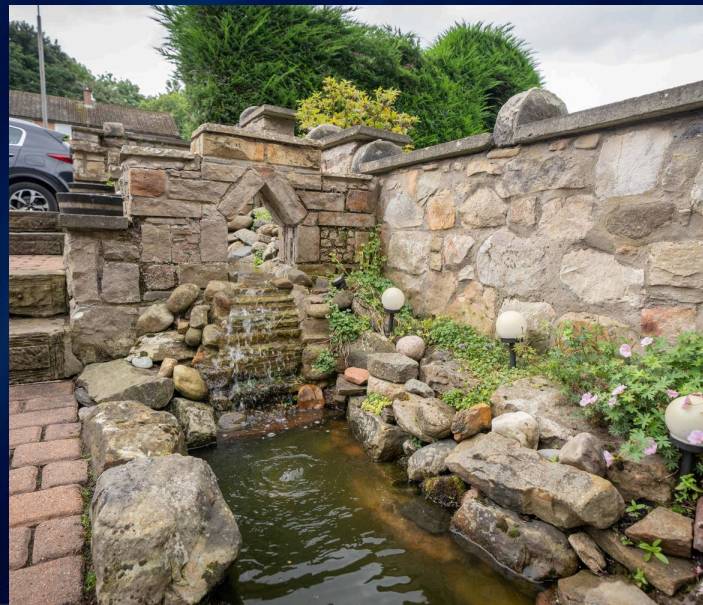
12' 10" x 10' 0" (3.90m x 3.04m)

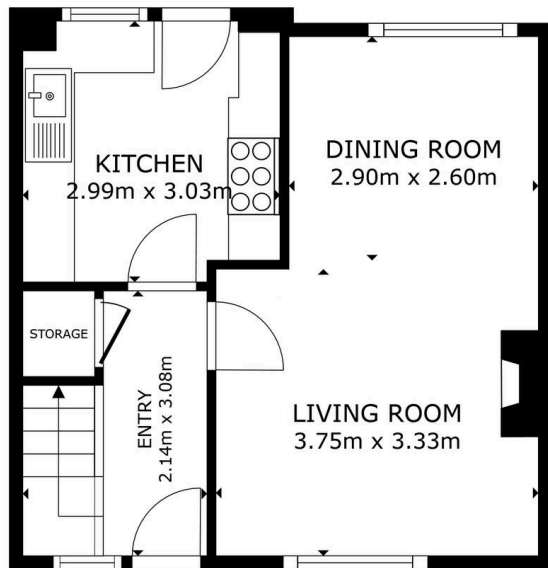
Generously sized second bedroom featuring grey carpet and grey wallpaper, with a complementary feature wall adding character to the space. Two large windows to the rear provide plenty of natural light, while a built-in storage cupboard offers useful additional storage.

Bathroom

5' 11" x 6' 5" (1.80m x 1.95m)

Bathroom – 1.80m x 1.95m Bright and fresh bathroom featuring grey tiled flooring with white speckled wet walls. Fitted with a waterfall shower with the option of a handheld shower attachment, alongside a freestanding wash hand basin. A privacy window to the rear allows plenty of natural light while maintaining privacy.

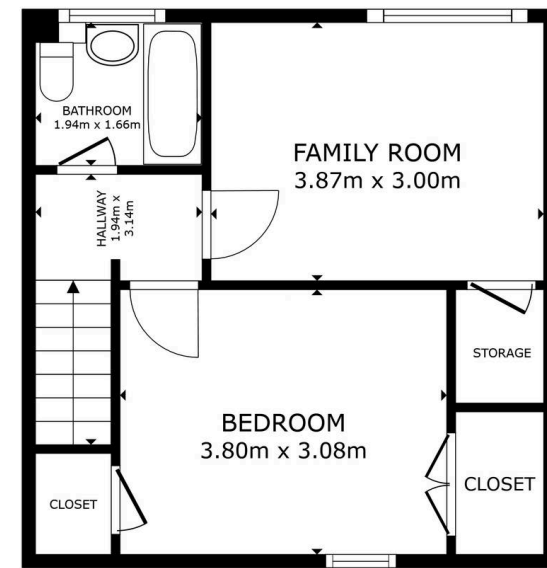




FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 36.7 m² FLOOR 2 36.5 m²
 TOTAL: 73.3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 36.7 m² FLOOR 2 36.5 m²
 TOTAL: 73.3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.