

# 37 Kings View Crescent

RATHO, EDINBURGH, EH28 8AF



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# Impressive detached family home

Extending to approximately 1,625 square feet, the property incorporates four double bedrooms, a versatile fifth bedroom/home office, a spacious living room, and a superb open-plan kitchen, dining, and family area complemented by a separate utility room. A principal en-suite, family bathroom, ground-floor WC, extensive storage, a private landscaped rear garden, and driveway parking complete a highly appealing home ideally suited to modern family life.

## General Features

- Impressive detached family home in popular Ratho
- Approximately 1,625 sq ft of accommodation
- Beautifully presented contemporary interiors throughout
- Five bedrooms including versatile home office/guest room
- Excellent commuter links to Edinburgh and Edinburgh Airport
- Generous enclosed rear garden and private driveway parking

## Accommodation Features

- Bright vestibule and welcoming central hall
- Spacious front-facing living room
- Outstanding open-plan kitchen, dining, and family room
- Stylish integrated kitchen with extensive storage
- Separate utility room with external access
- Ground-floor WC
- Principal bedroom with fitted wardrobes and en-suite
- Three further generous double bedrooms with fitted storage
- Fifth bedroom/ home office
- Contemporary family bathroom

## Exterior Features

- Large enclosed rear garden with lawn and patio
- Private family-friendly outdoor space
- Useful garden shed
- Monoblock driveway parking

Set within a modern residential development in sought-after Ratho, this impressive detached family home offers beautifully presented contemporary interiors, exceptional practicality, and generous outdoor space.



*A bright vestibule opens into a spacious central hall, setting the tone for the elegant interiors beyond.*

Finished in soft neutral tones and complemented by attractive wood-effect flooring, the hall offers a warm welcome whilst providing access to the principal ground-floor accommodation. A convenient guest WC and useful storage contribute to the home's excellent practicality.



*for relaxation and flexibility*

# Elegant reception rooms

The generously proportioned living room enjoys an abundance of natural light from a wide front-facing window and offers ample space for a variety of seating arrangements. Calm contemporary décor and comfortable proportions create an ideal setting for everyday relaxation.

Elsewhere, a versatile fifth bedroom currently arranged as a home office provides valuable flexibility for remote working, hobbies, guests, or playroom use.



# Superb open-plan

*kitchen, dining, and family space with utility room*





## *Integrated kitchen with extensive storage*

Undoubtedly, the heart of the home, the expansive kitchen and dining room enjoys direct access to the garden through glazed French doors. Stylish gloss cabinets are paired with sleek worktops and integrated appliances, whilst extensive storage and generous preparation space cater effortlessly to busy family life.



The spacious dining area comfortably accommodates larger gatherings and informal entertaining. A separate utility room provides a large walk-in cupboard, laundry facilities, and external access.



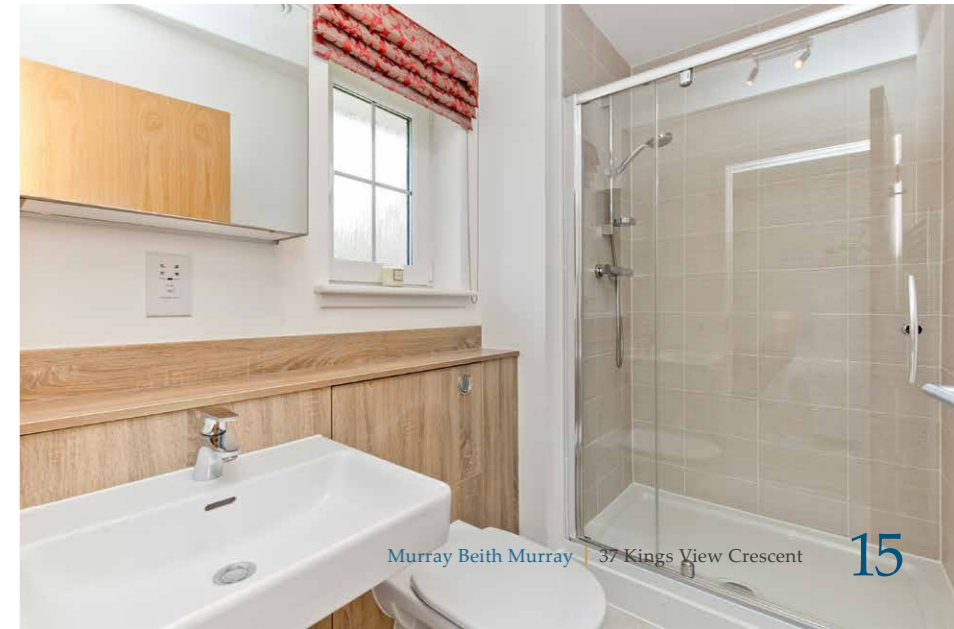
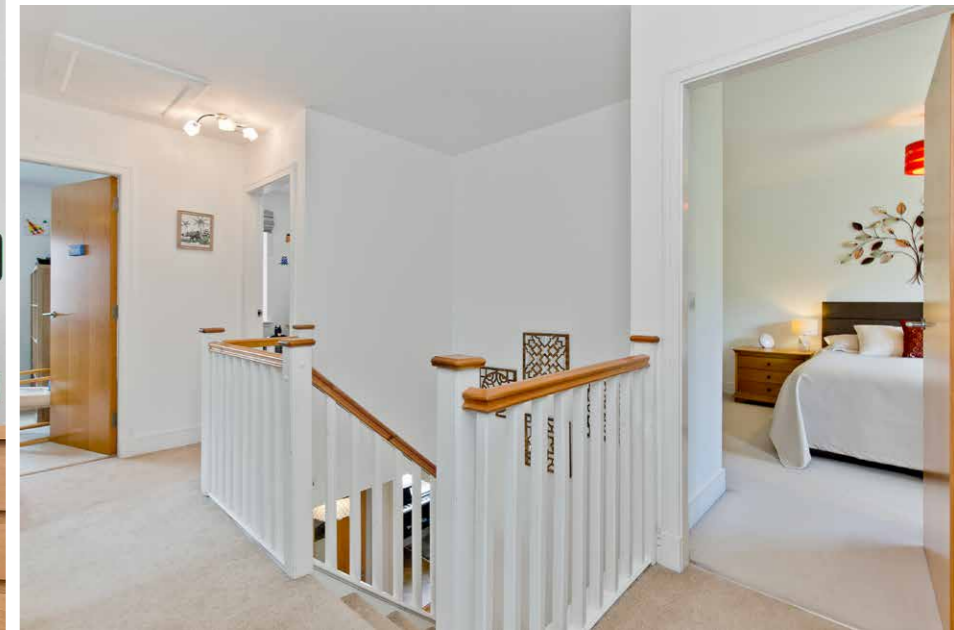
*“...extensive storage and generous preparation space cater effortlessly to busy family life...”*



# Impressive



*and private en-suite*



*principal suite with fitted wardrobes*

The principal bedroom is a wonderfully spacious retreat featuring fitted wardrobes and attractive neutral presentation. Its private en-suite shower room is finished in a crisp contemporary style, offering excellent convenience and comfort.



## *Excellent family accommodation*

Three further double bedrooms continue the home's impressive sense of space. Each is attractively decorated and generously proportioned with built-in storage, providing flexibility for children, teenagers, guests, or additional home-working requirements. The bright first-floor landing enhances the airy feel and connects all bedrooms with ease.



*"... attractively decorated and generously proportioned with built-in storage..."*





In addition to the principal en-suite and ground-floor WC, the property benefits from a spacious family bathroom fitted with a bath, shower cabinet, pedestal basin, concealed-cistern WC, and contemporary vanity storage. Fresh, modern finishes ensure the room is both practical and appealing.



# Stylish family bathroom

*and guest facilities*

To the rear, a generous enclosed south-east facing garden provides a safe and private environment for children and pets. A large sandstone patio offers excellent space for outdoor dining and summer entertaining, while the expansive lawn creates a versatile family-friendly setting. Well-maintained boundaries and an elevated leafy backdrop lend a particularly peaceful atmosphere.

# Secure landscaped gardens



*Well-maintained boundaries and an elevated leafy backdrop lend a particularly peaceful atmosphere.*

A garden shed provides useful external storage. A monoblock driveway to the front of the property provides convenient off-street parking, whilst the attractive frontage and landscaped planting create an excellent first impression.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated appliances are included in the sale. Integrated appliances include an AEG cooker, gas hob and extractor fan, fridge/freezer and dishwasher.



### Approximate total area:

151.0 sq. metres (1625.4 sq. feet)

The floorplan is for illustrative purposes.  
All sizes are approximate.

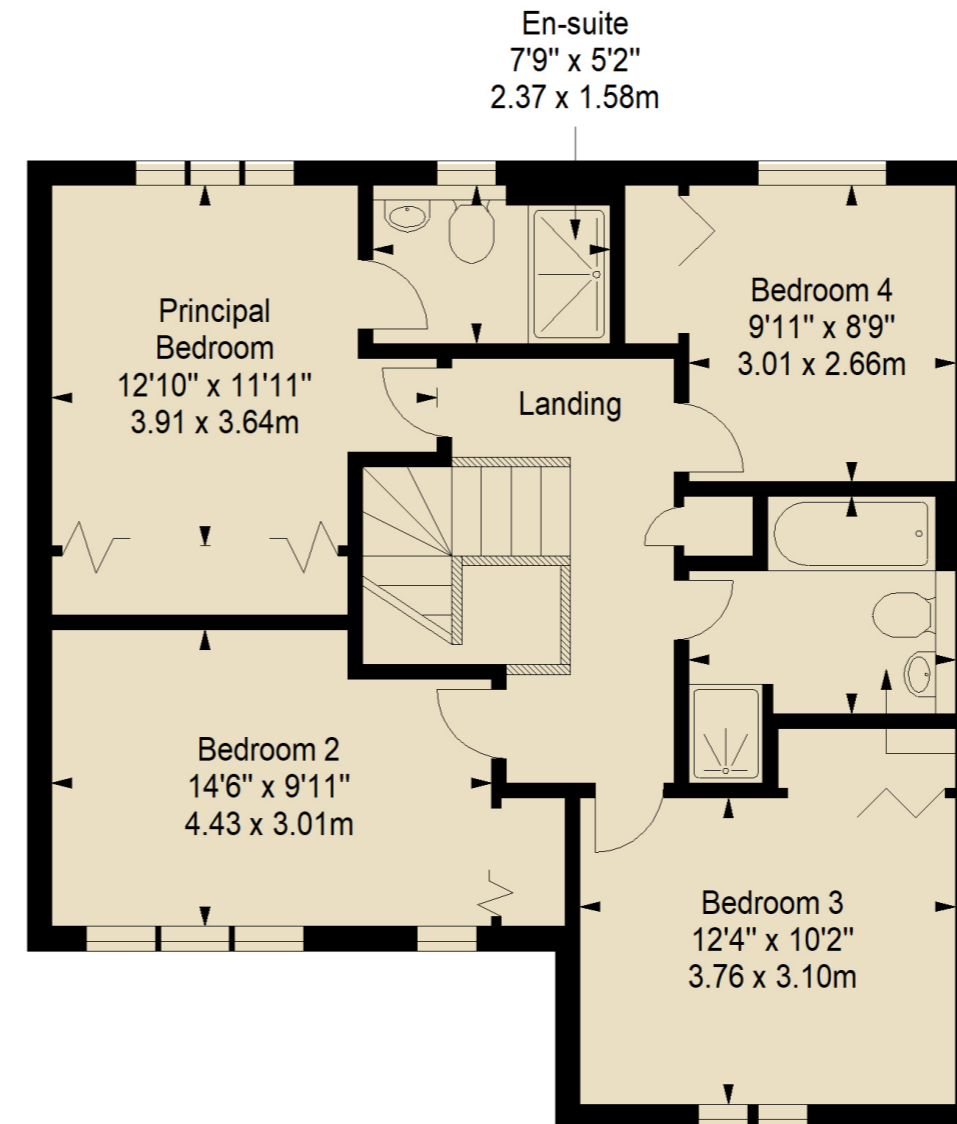
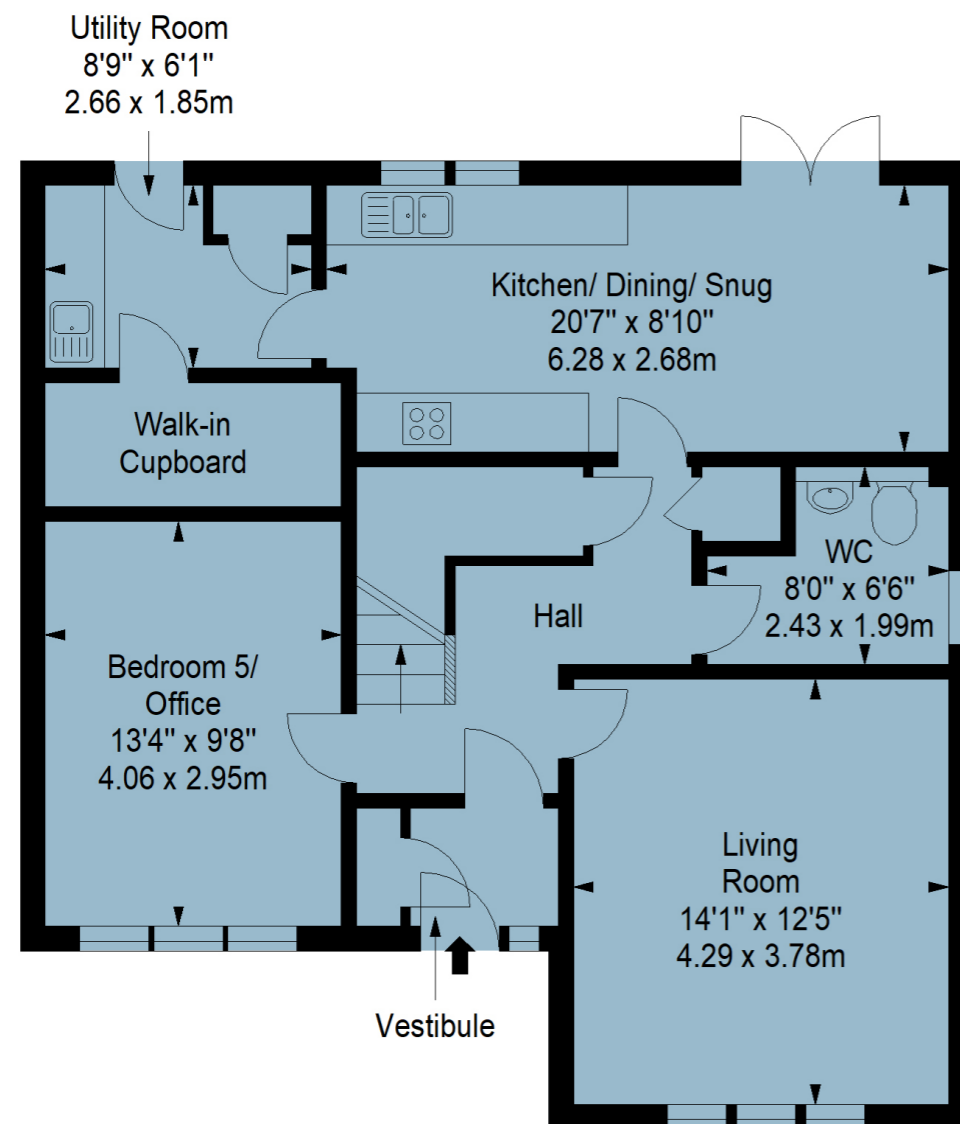
- Ground Floor
- First Floor
- Shed

### Property Name

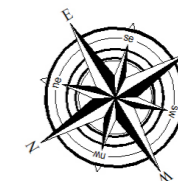
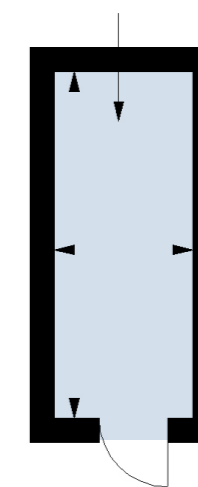
37 Kings View Crescent

### Location

Ratho, EH28 8AF



Shed  
11'6" x 4'7"  
3.50 x 1.40m





# Ratho

*Situated to the west of Edinburgh, the sought-after rural village of Ratho enjoys the best of both worlds*



Situated to the west of Edinburgh, the sought-after rural village of Ratho enjoys the best of both worlds. Surrounded by picturesque countryside and retaining a charming village atmosphere, residents of Ratho are also within easy reach of all the amenities and attractions of the city. Ratho offers a wealth of sporting and leisure activities such as tranquil walks and cycle rides along the leafy banks of the canal between Edinburgh and Falkirk. Golfing enthusiasts can enjoy a relaxed round at both Ratho Park and Dalmahoy Hotel golf courses, while thrill-seekers can head to the renowned EICA – Europe’s largest indoor climbing arena or visit Lost Shore Surf Resort, which is home to Europe’s largest wave pool. The village is well served by an excellent range of local amenities, including the critically acclaimed gastro pub, The Bridge Inn, situated

along the picturesque canal, plus a thriving community centre and health centre. Further shopping facilities are available in nearby Corstorphine and at the Gyle Shopping Centre, which offers major supermarkets, and of course the services and facilities of Edinburgh are just a short journey away. Excellent state and private schooling is available with pre-school and primary education provided at well-regarded Ratho Primary School and secondary schooling at Balerno High School. Ratho is extremely popular with commuters thanks to its excellent proximity to Edinburgh Airport and easy access to Edinburgh City Bypass and the M8/M9 motorway networks. The village is also well served by public transport with regular bus services into Edinburgh and beyond.



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