



56 Ratho Park Road
Ratho, EH28 8PQ

No onward chain
Peaceful village setting
Outstanding views to the rear
Ideal for growing families, Downsizers and first time buyers
EPC: Band C
Council tax band: D

A well-presented three-bedroom semi-detached house, quietly positioned within a peaceful residential cul-de-sac in the popular village of Ratho, just west of Edinburgh. The property enjoys a generous private garden, together with uninterrupted views to the rear over the surrounding countryside, Pentland Hills and neighbouring fields where sheep graze — offering a wonderful sense of space and tranquillity.

With excellent potential for families, commuters or those working from home, the property further benefits from gas central heating and double glazing throughout, ensuring a comfortable living environment all year round.

Accommodation Summary:

A welcoming entrance vestibule provides a practical space for coats and outdoor footwear, ideal after enjoying the nearby countryside walks. The spacious living room sits to the front of the home and is filled with natural light from the large front-facing windows. To the rear, the dining room provides an excellent entertaining space, with patio doors opening onto the garden and allowing the living and dining areas to flow together. An electric fireplace with surround creates a cosy focal point within the room.

The fitted galley-style kitchen is conveniently located off the dining area and offers a range of wall and base units providing excellent storage. A freestanding electric cooker and washing machine will be included within the sale.

Upstairs, the property offers three bedrooms, all served by a neutrally decorated family bathroom with shower over bath. The principal bedroom benefits from space for freestanding furniture, while the second double bedroom to the rear enjoys spectacular open views across the surrounding fields and towards the Pentland Hills. The third bedroom offers a versatile single room with useful storage above the staircase.

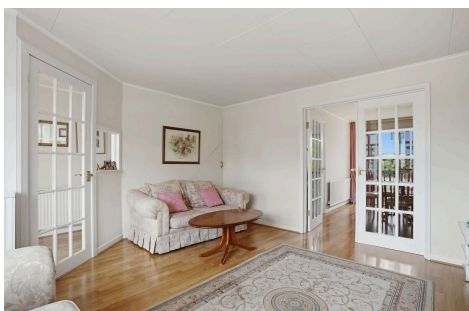
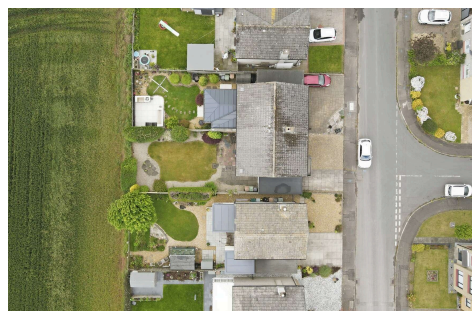
While some buyers may wish to modernise certain areas, the property provides an excellent opportunity to create a personalised family home. There is also scope to extend the accommodation, subject to the necessary planning consents, either to the rear or into the garage, further enhancing the living space.

Location:

Ratho, approximately 8 miles west of Edinburgh City Centre, is a pleasant and quiet village full of history and offers a wide variety of amenities. The village itself benefits from local shops, chemists, children's play park, library, cafes, and the wonderful Bridge Inn hotel and restaurant, all of which can be accessed with free parking. Further specialised shopping can be found at the Gyle Shopping Centre, Hermiston Gait Retail Park and Livingston Designer Outlet which are all a short drive from the property. Ratho Marina offers nice walkways along the Forth & Clyde Canal and plenty of leisure facilities are close by which include Edinburgh International Climbing Arena, Ratho Park Golf Club, Dalmahoy Country Club, and Norton House Hotel Sports Club. The property is ideally placed providing easy access to the M8/M9 motorway networks and Edinburgh Airport. There is a regular public transport service which passes through the village travelling to the Gyle Shopping Centre and Hermiston Gait, and the centre of Edinburgh.

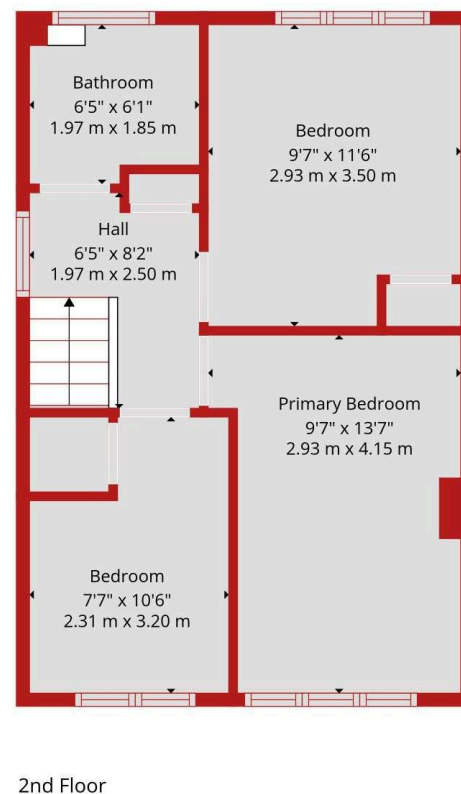
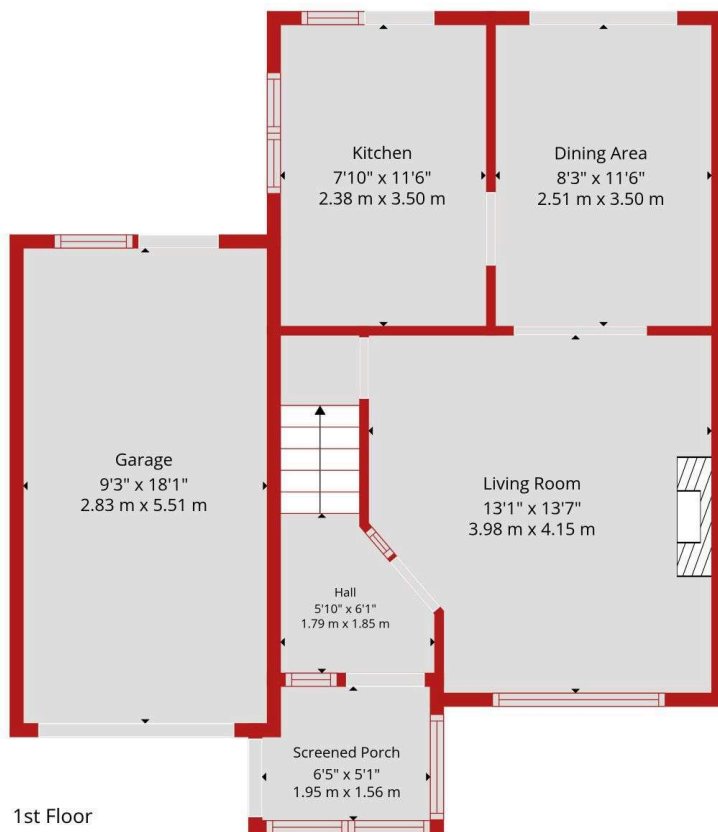












Total: 829 sq. Ft, 77 m²
 1st Floor: 412 sq. Ft, 38 M², 2nd Floor: 417 sq. Ft, 39 m²
 Excluded Areas: Screened Porch: 31 sq. Ft, 3 M², Garage: 168 sq. Ft, 16 M², Walls: 95 sq. Ft, 9 m²

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

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