



3 North Platt Crescent
Ratho, EH28 8JT

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747



- Entrance vestibule.
- Cloakroom// WC.
- Reception hall with under stairs storage cupboard.
- Cloakroom cupboard.
- Attractive & good-size living room with feature fireplace.
- Superb dining-kitchen with integrated appliances.
- French doors to rear garden.
- Breakfast bar with stools.
- Utility room with storage & access to garage & side of property.
- Upper landing with excellent storage & access to attic.
- Master bedroom with fitted wardrobes & ensuite shower room.
- Further double bedroom with fitted wardrobes & ensuite shower room.
- Two further double bedrooms both with fitted storage.
- Contemporary four-piece family bathroom with separate shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway leading to integral garage.
- EVC charging point.
- Pathway to side.
- Enclosed well-maintained garden at rear with decking area.
- Unrestricted on-street parking.
- Excellent open outlook to front overlooking the surrounding countryside.

GENERAL DESCRIPTION

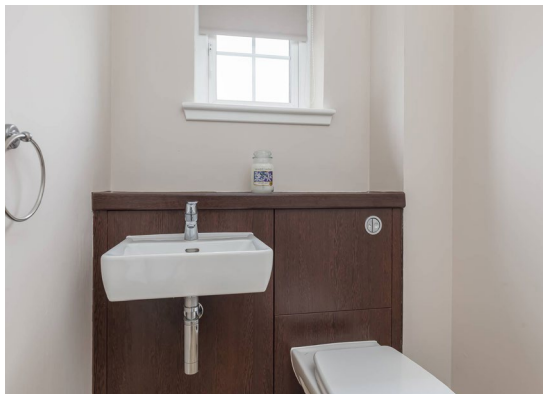
A fabulous, detached villa set within a well-established and prestigious Cala development in the sought-after village of Ratho on the outskirts of Edinburgh. The property is an ideal commuter base with its close proximity to the main motorway network and Edinburgh City Bypass and would make an ideal family home in a superb, picturesque location. The property is brought to market in move-in condition.

FACTORING NOTE

The communal grounds within the development are maintained by Trinity Factors at an approximate charge of £30 per calendar month.

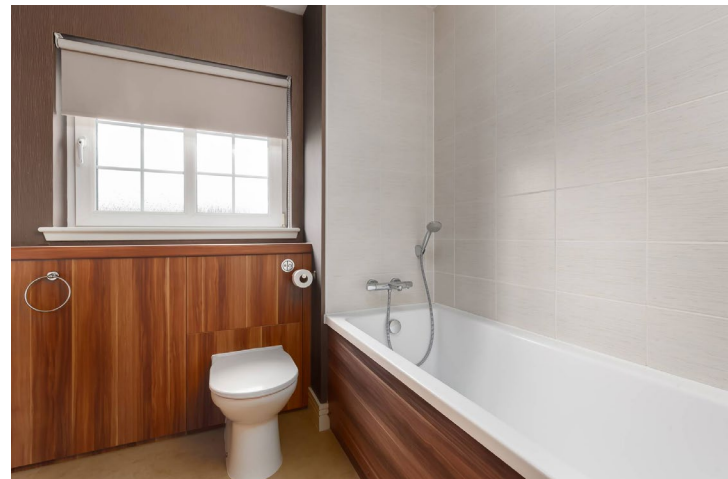
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED FIVE BURNER GAS HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND DISHWASHER, ALL SIEMEN'S APPLIANCES. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.





LOCATION

North Platt Crescent forms part of the highly regarded “Craigpark” development by CALA Homes, situated in the Conservation village of Ratho. Situated on Edinburgh’s North Western fringe, Ratho is well positioned for ease of access to the City Centre, as well as Edinburgh International Airport and Central Scotland’s arterial road and rail network. The village itself is serviced by a useful selection of amenities, including a convenience store and a well-regarded local pub, The Bridge Inn, which overlooks the Union Canal, the 19th Century waterway with such ubiquity in the history of the wider Central Belt. Ratho has a local primary school and there is secondary schooling available in Balerno. Some five miles by car, The Gyle Shopping Centre has an extensive indoor shopping mall, populated with a wide range of High Street shops and two supermarkets. Hermiston Gait is just a little further afield and offers a range of shops including a large Tesco supermarket. The Edinburgh Tram offers direct access from the Airport to the city centre, with regular stations including a Park and Ride facility at Ingliston (about 3 miles). There are mainline railway connections at Edinburgh Park and South Gyle. Edinburgh airport is close at hand, as are road links to the Edinburgh city bypass, Glasgow and the central Scotland motorway network. The surrounding countryside hosts a wealth of leisure facilities, including the “Lost Shore Surf Resort” outside the village, Dalmahoy Country Club and golf course, Gogarburn and Ratho Park Golf Courses, the Norton House Hotel and Spa, and the popular Edinburgh International Climbing Arena. The national cycle network follows the Union Canal into central Edinburgh and there are ample opportunities for hill-walking and cycling in the Pentland Hills.



COUNCIL TAX BAND	G.
TRAIN STATION	APPROXIMATELY 4 MILES TO EDINBURGH GATEWAY STATION.
AIRPORT	APPROXIMATELY 2.6 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 400 METRES.

**North Platt Crescent,
Ratho,
Newbridge,
Midlothian, EH28 8JT**



Approx. Gross Internal Area
1617 Sq Ft - 150.22 Sq M
Garage

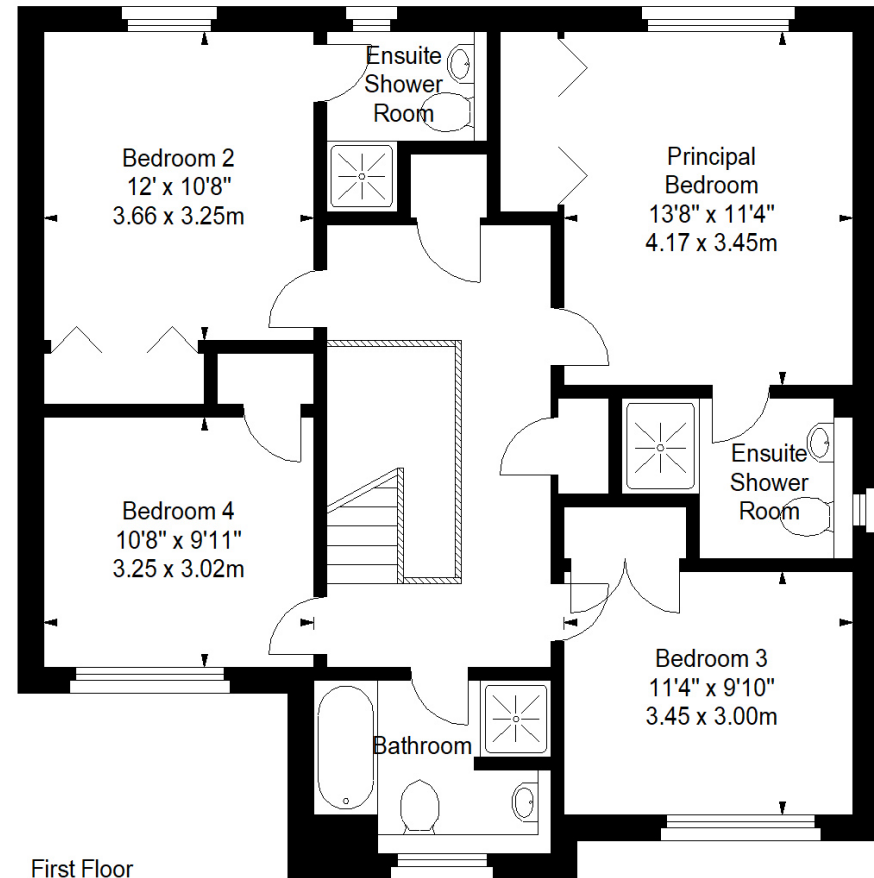
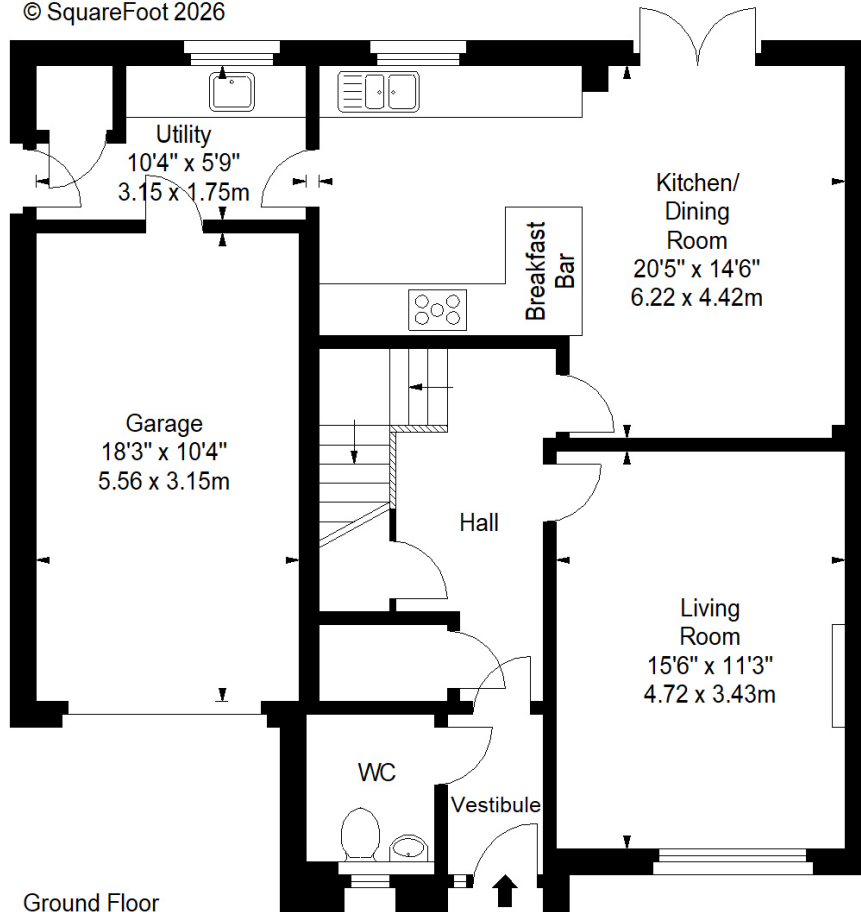
Approx. Gross Internal Area
187 Sq Ft - 17.37 Sq M

For identification only. Not to scale.

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**ENERGY PERFORMANCE
CERTIFICATE RATING B**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.