



Solicitors & Estate Agents



Offers Over

£600,000

10 Greenstone Loan

Ratho | Edinburgh | EH28 8AG

An exceptionally appealing detached villa, enjoying a peaceful residential setting and boasting over two hundred sq. metres of flexible and tastefully presented living space, well suited to those juggling a busy family life with home working.

-  5 bedrooms
-  2 public rooms
-  3 bathrooms
-  Double driveway/garage
-  Front and rear garden
-  EPC rating – B
-  Council tax band - G



Description

The property is in the catchment area for Ratho Primary and the well regarded Balerno High, with private schooling available at nearby Clifton Hall. An ideal location for the active family, there are a wealth of excellent facilities and natural spaces to enjoy, including the acclaimed Lost Shore Surf Resort with licenced restaurant, the popular Ratho Climbing Arena and delightful walks and cycle routes along the canal and through the adjacent countryside and woodland.

Internally the accommodation is stylish and well-proportioned throughout, with the ground floor briefly comprising: entrance vestibule with convenient downstairs WC, main hallway with attractive herringbone flooring, stair to the upper level and good built-in storage. A comfortable west facing reception room with carpeted floor and focal fireplace, an impressive near full width reception/family room/upgraded dining kitchen which acts as a natural heart of the house and features modern herringbone flooring, luxury Bora hob and bifold doors opening out onto a decked seating space within the rear garden. The kitchen has been fitted with an excellent variety of sleek contemporary units, complete with coordinated worktops/splashback and downlit central island with breakfast bar. A useful utility room with sink, wine fridge and washing machine, leads into the double garage to round off the ground floor.

On the upper level you have a bright galleried hallway with built in storage, a generously sized principal bedroom with fitted wardrobes, French doors opening out to a Juliet balcony with impressive open views towards Fife and luxury en-suite with twin sinks, WC, and tiled mains shower enclosure. There is a further spacious double bedroom with en-suite, three further double bedrooms all with storage, and main family bathroom with tiling to floor and splash areas, bath, WC, wall mounted basin and separate shower enclosure.



Extras

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

Gardens and Parking

To the rear of the house, you have a substantial fully enclosed garden, which enjoys a bright southeast facing aspect, overlooking a leafy embankment and bordered by a stone wall. Designed with low maintenance family living in mind the garden comprises an area of artificial lawn, decking, and a raised seating area, peppered with a variety of shrubs and bushes. To the front of the house a double monobloc drive and double garage provide superb off-street parking/overspill storage.

Factor

The communal areas within the development are managed by James Gibb and are charged at a fee of £50 per quarter. A £200 per year canal/discharge fee is also payable.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

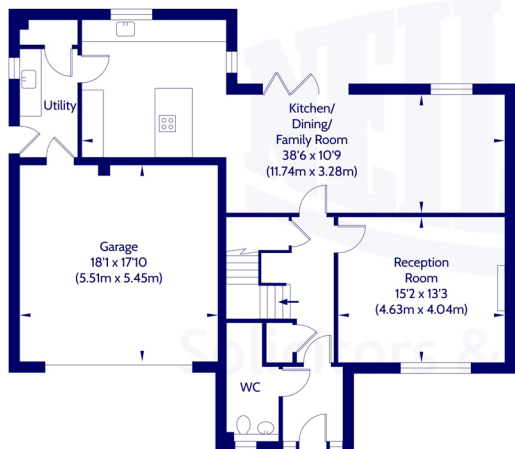
The property is located within the popular village of Ratho, located approximately eight miles west of Edinburgh City Centre. The village benefits from local shops, a post office, library, canal marina and The Bridge Inn hotel and restaurant. Further specialised shopping can be found at the Gyle Shopping 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.



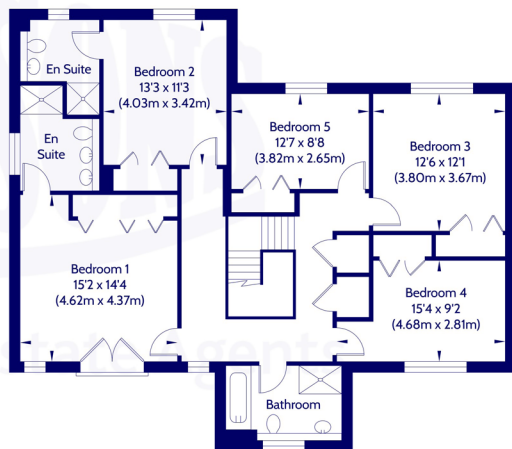


Approx. Gross Internal Floor Area 207.71 Sq M / 2236 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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