



3 Hallcroft Gardens  
RATHO | NEWBRIDGE | EH28 8SG

  
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solicitors & estate agents



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Beautifully presented, extended detached villa, forming part of a mature, well established modern development in the ever-popular village of Ratho, within commuting distance of Edinburgh, Livingston and Glasgow. This lovely property will make an ideal family home and boasts spacious and flexible accommodation over two floors. The light filled family room and adjoining kitchen creates a wonderfully sociable living space, with ample space for cooking, dining and relaxing, whilst enjoying direct access via bi-fold doors to the rear garden. Running off the family room, there is a small hallway with storage and handy downstairs shower room fourth bedroom or home office. The bright front facing living room offers further seating and dining space. Upstairs, are three double bedrooms all boasting storage, and the contemporary bathroom with dual headed mains shower and vanity sink unit completes the accommodation. The property benefits from gas central heating, double glazing and fantastic storage options throughout including Ramsay ladder access to attic, and externally, there are private front gardens, a drive way, and generous enclosed rear garden.

- Beautifully presented detached villa
- Flexible accommodation to four bedrooms, three with fitted storage
- Beautiful bright family/dining/kitchen extension
- Front facing living room
- Family bathroom, and downstairs shower room
- Gas central heating and double glazing
- Front and rear south facing garden
- Driveway

Council tax band E, EPC rating C

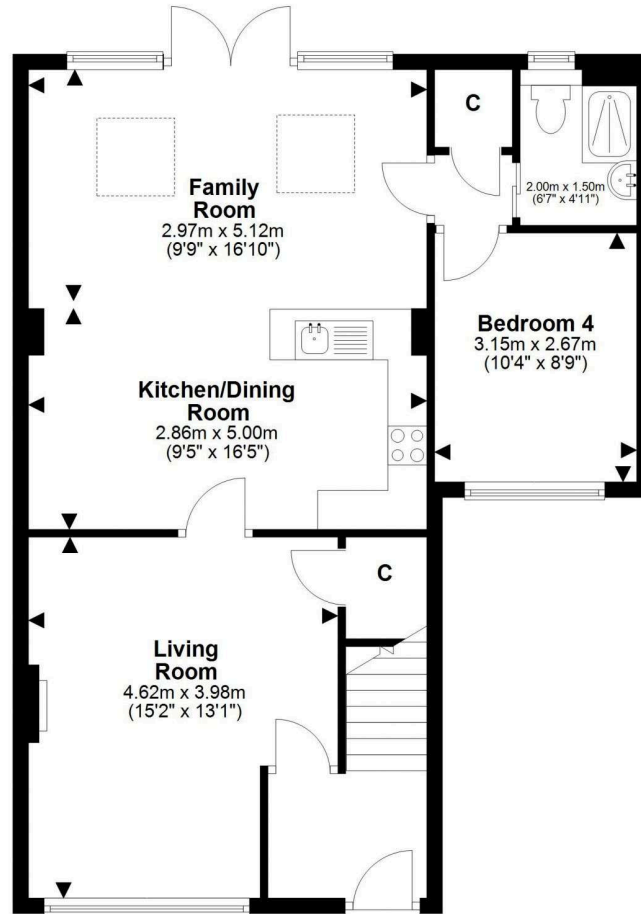
Extras to include : Integrated dishwasher and oven, fridge, washing machine, light fittings and TV bracket.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

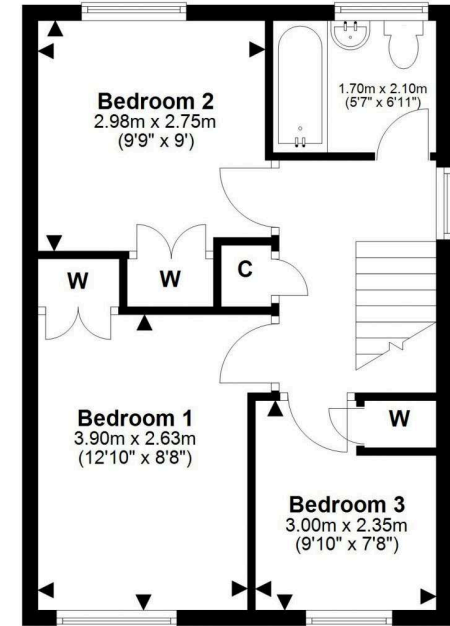


The property is located in the popular conservation village of Ratho, which has a pleasant semi-rural position to the north west of Edinburgh. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community and Ratho has its own primary school. The highly regarded Bridge Inn sits on the banks of the Union Canal, which provides many leisure opportunities including scenic walks along the towpaths, canoeing and barge trips. Further amenities include the Lost Shore Surf Resort and the Edinburgh International Climbing Area (EICA) offering a range of activities. An efficient public transport network operates to Edinburgh and surrounding areas, whilst the city bypass and main motorway networks are also within easy reach.

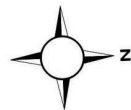




**Ground Floor**



**First Floor**



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.