










Fixed Price

£565,000

6 Tormain Bank

Ratho | Edinburgh | EH28 8JW

A well proportioned and exceptionally appealing detached villa forming part of a popular Cala development and enjoying a superb location on the banks of the Union Canal in the picturesque village of Ratho.

-  5 bedrooms
-  2 public rooms
-  3 bathrooms
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – B
-  Council tax band - G



Description

Offering highly flexible living, the property is in good decorative order throughout and offers spacious family accommodation with the ground floor briefly comprising: entrance hallway with convenient downstairs WC, stair to the upper level and built-in storage cupboard, comfortable southeast facing reception room with carpeted floor and a pleasant open outlook towards the adjacent canal, stylish family dining kitchen with breakfast bar, high quality base and wall mounted units/coordinated worktops, ample dining space and doors leading directly out to the rear garden and a useful utility room with garden/integral garage access.

On the upper floor there is a generously sized southeast facing principal bedroom with fitted wardrobes and contemporary en-suite shower room, a second spacious double bedroom with wardrobes/en-suite, two further good sized double bedrooms, a single bedroom which would work well as a home office, child's room or nursery, and main family bathroom with attractive three piece white suite, splash/floor tiling and separate shower enclosure.



Extras

All integrated appliances, blinds, light fittings, fixtures and floor coverings will be included. Other items, such as the TV in the living room and pieces of the furniture may be available via separate discussion/negotiation.

Gardens and Parking

To the front of the house there is an area of lawn together with a double monobloc drive and a single garage, offering excellent off-street parking/overspill storage. To the rear is a generously proportioned, enclosed private garden, which has a lovely open feel and comprises lawn, a paved seating space, well stocked planted beds and attractive focal pergola.

Please note that there is a Factoring agreement in place with Trinity Factors for the upkeep of the communal gardens. This is currently charged at approximately £33 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





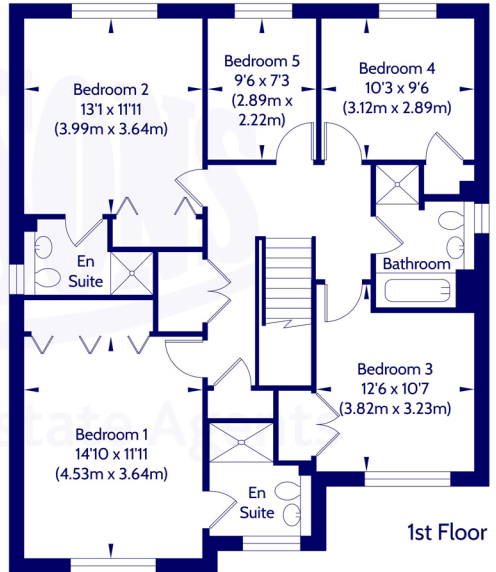
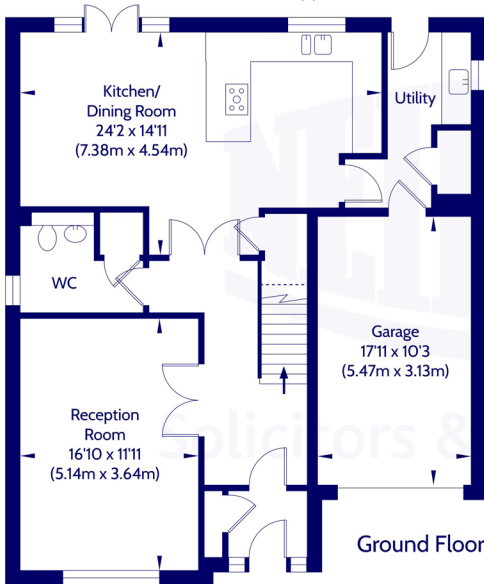
Location

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 171 Sq M / 1847 Sq Ft.



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.



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