










Offers Over  
**£200,000**

## 45 Hillwood Rise

Ratho Station | Edinburgh | EH28 8QB

A fantastic opportunity has arisen to purchase this end-terraced villa with extensive private gardens, driveway and garage, situated within the heart of Ratho Station, close to excellent commuting links and local amenities. The property would undoubtedly appeal to professionals and families.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



## Description

The accommodation in brief comprises; a welcoming entrance hallway with useful under-stair storage, a bright and airy dual-aspect reception/dining room offering ample space for both relaxing and entertaining, and a fitted kitchen complete with integrated appliances and direct access to the rear garden.

The upper accommodation comprises; a spacious landing with access via a Ramsay-style ladder to a fully floored attic room, providing excellent additional storage potential and benefiting from power, downlights, a hard-wired smoke detector, and a radiator connected to the central heating system. The property further benefits from a well-proportioned principal bedroom with two fitted cupboards, a generous second double bedroom, and a contemporary bathroom fitted with a stylish three-piece suite and shower over bath.



Additional features include gas central heating with Hive smart controls, double glazing throughout, interlinked fire alarms, and a burglar alarm system with CCTV cameras.

## Extras

All fitted floor coverings and blinds will be included in the sale together with the gas hob, oven, integrated fridge/freezer, integrated washing machine and integrated dishwasher.

## Gardens, Garage & Driveway

A particular highlight of the property is the superb, beautifully maintained rear garden. Thoughtfully landscaped for ease of maintenance, the garden features a patio area ideal for outdoor dining and relaxing, together with an impressive summer house/bar complete with power, lighting and heating, creating the perfect space for entertaining all year round. To the front, the property benefits from well-kept garden grounds and a generous driveway providing off-street parking for multiple vehicles, leading to an oversized garage fitted with an up-and-over door. Larger than a standard garage, it offers increased width and length together with power and lighting, making it ideal for storage, workshop use or secure parking.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

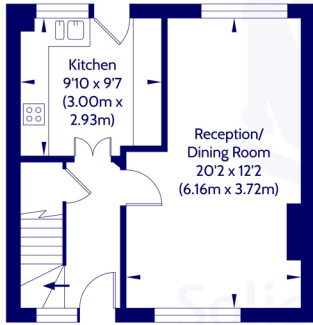
Ratho Station is a popular former village, northwest of Edinburgh city centre and ideally placed for commuter links to the central motorway network, Edinburgh International Airport and the City Bypass. Local shops provide for day to day needs with a wide choice of supermarkets and shopping centres available a short drive away including The Gyle and Hermiston Gait. A wide choice of recreational facilities can be found nearby including the International Climbing Centre, David Lloyd Leisure Centre and delightful walks along the Union Canal. Excellent bus services provide swift access to the city centre and surrounding areas and there is well-regarded schooling from nursery to secondary level including Craigmount High School.



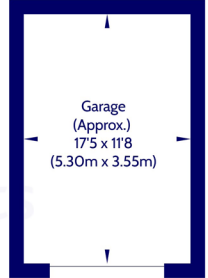
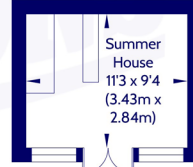
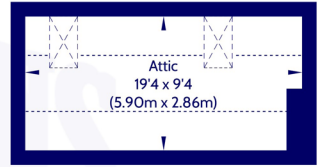
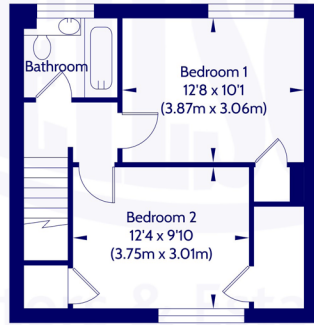


Approx. Gross Internal Floor Area 74 Sq M / 792 Sq Ft.

### Ground Floor



### 1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

