



Solicitors & Estate Agents



Offers Over

**£170,000**

## 8 Hillwood Terrace

Ratho Station | Edinburgh | EH28 8QA

A fantastic opportunity has arisen to purchase this end-terraced villa with two driveways, garage and a lovely private garden to the side and rear. The interior requires upgrading and modernisation but offers superb potential. The property is situated within the heart of Ratho Station, close to excellent commuting links and local amenities.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage and 2 Driveways
-  Garden to the side and rear
-  EPC Rating – D
-  Council Tax Band - B



## Description

Located in the popular area of Ratho Station, this end terraced villa lies within easy reach of local amenities and commuting links to Edinburgh City Centre. To the front is a large driveway and there is a further driveway and garage accessed at the side of the property. There is also a delightful private garden to the side and rear.

Although the interior requires upgrading and modernisation it offers great potential for a new owner to create a superb home to their own style and requirements. The spacious and well laid out accommodation comprises on the ground floor - reception/dining room with doors to the rear garden, kitchen with a door to a rear porch/sun room that in turn leads into the rear garden. On the upper level there are two double bedrooms and a bathroom. Additional features include gas central heating, double glazing, a security alarm and CCTV cameras.





## Extras

All fitted floor coverings, blinds, curtains, light fittings, hob, oven, extractor hood, washing machine and tumble dryer are included in the sale price. The chest freezer and fridge in the garage, and the garden shed are also included in the sale price.

## Gardens, Garage & Driveway

A particular highlight of the property is the lovely, secluded private garden to the side and rear. It has an abundance of mature bushes, trees and apple trees as well as attractive borders and areas of lawn. There is a large driveway to the front and a further driveway to side leading to the garage.

## Viewing

By appointment through Neilsons (0131 625 2222).



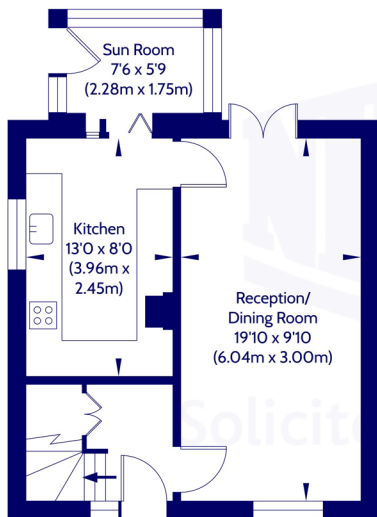


## Location

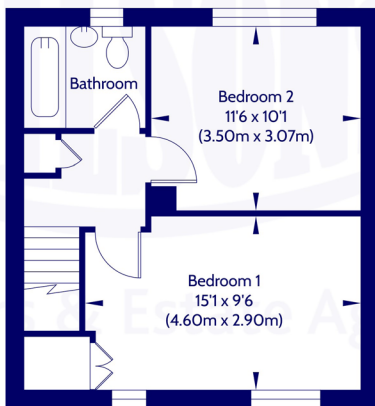
Ratho Station is a popular former village, northwest of Edinburgh city centre and ideally placed for commuter links to the central motorway network, Edinburgh International Airport and the City Bypass. Local shops provide for day to day needs with a wide choice of supermarkets and shopping centres available 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.



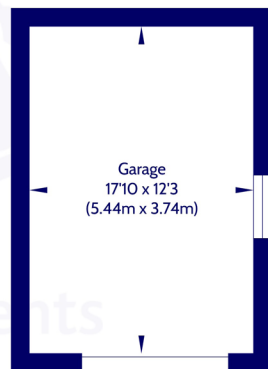
Approx. Gross Internal Floor Area 72 Sq M / 774 Sq Ft.



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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