










Fixed Price

**£535,000**

## 12 North Platt Crescent

Ratho | Edinburgh | EH28 8JT

Set within a sought after Cala Homes development in the desirable village of Ratho, this impressive detached five bedroom home offers beautifully presented accommodation, perfectly suited to modern family living. The property further benefits from a wonderful south facing rear garden and garage. Combining contemporary style with generous living space, this attractive home is ideally positioned close to local amenities, excellent transport links and picturesque countryside walks.

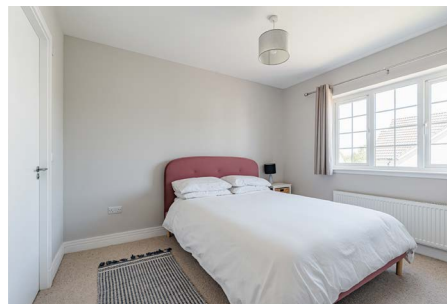
-  5 bedrooms
-  2 public rooms
-  3 bathrooms plus WC
-  Garage and driveway
-  Front and rear gardens
-  EPC rating – C
-  Council tax band- G



## Description

You are welcomed into a bright entrance vestibule and hallway with a convenient WC, and to your right is an inviting light filled lounge. To the rear lies a spacious kitchen/dining/family room fitted with a range of modern units and co-ordinated worktops, along with an under stair pantry cupboard and direct access to the garden. A utility room with access to the side of the property and the garage, is located just off the kitchen.

A carpeted staircase leads to the first floor, where there are four double bedrooms, all with built-in wardrobes, with two further enhanced by en-suite shower rooms. A fifth bedroom offers flexibility and would make an ideal home office or study. Completing the accommodation is a family bathroom fitted with a crisp white four piece suite including a bath and separate shower cubicle plus heated towel rail. The property also has gas central heating, double glazing and solar panels.



## Extras

Included in the sale will be the five ring gas hob and electric oven, integrated microwave, fridge/freezer and dishwasher, and garden shed.

## Gardens and Parking

A neat front garden laid to lawn provides an attractive approach to the property, while to the rear is a fantastic fully enclosed south facing garden with areas of lawn, patio and decking. Together, these create an ideal setting for dining, entertaining and relaxing in the warmer months, whilst also providing a safe space for children and pets to play. There is a single garage with an up and over door, power and light, along with a driveway providing convenient off street parking.

## Factoring

The communal garden grounds around the development are maintained by Trinity Factors at a cost of approximately £30 per month.

## Viewing

By appointment through Neilsons (0131 625 2222).





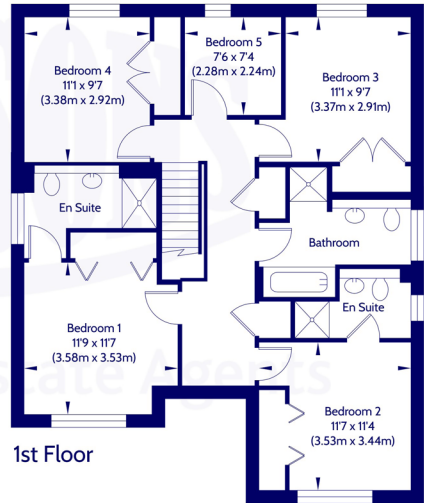
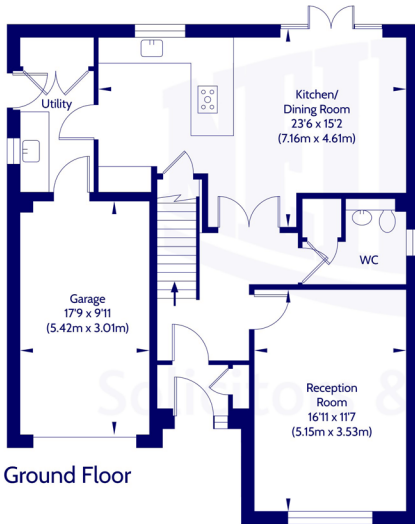
## Location

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 160 Sq M / 1720 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.



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



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

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### 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

