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Fixed Price

**£199,000**

## 30 Hillwood Terrace

Ratho Station | Edinburgh | EH28 8QA

This bright and attractive mid-terraced villa benefits from a large private garage and enjoys a peaceful cul-de-sac location, close to excellent transport links and within the catchment area of well-regarded schools.

-  2 bedrooms
-  1 reception room
-  1 Shower room
-  Private front and rear gardens
-  Garage and parking
-  EPC rating – D
-  Council tax band - B



## Description

This well-maintained home features a double-glazed entrance porch leading into a welcoming hallway. The spacious, dual-aspect reception room offers an abundance of natural light and connects directly to the modern kitchen, which also has a return door to the hallway for added convenience. The kitchen is fitted with a generous range of wall and base units, complemented by integrated appliances including an induction hob, double oven, extractor hood, fridge-freezer, and washing machine. A rear door provides direct access to the garden. Upstairs, the property offers two generously sized double bedrooms. The principal bedroom, located at the front, benefits from extensive built-in wardrobes, while the second bedroom to the rear also includes built-in storage. The modern shower room is fitted with an attractive white suite and a dual-head shower. Additional features include gas central heating powered by a combi boiler (installed approximately one year ago), full double glazing with recently upgraded front and rear doors, and a partially floored loft space with ladder access.

While some decorative modernisation may be desired, the property has been very well cared for and presents an excellent opportunity for a new owner to make it their own. There is also scope for extension to the rear, subject to the usual planning and consents.



## Extras

The kitchen appliances are to be included in the sale along with all light fittings, curtains and curtain poles, garden shed and greenhouse.

## Gardens and Garage

The property benefits from attractively maintained front and rear gardens, with the rear garden enjoying a westerly aspect, perfect for capturing the afternoon and evening sun during the warmer months. The front garden is laid to lawn with flower and shrub borders and a paved pathway to the front door. The rear garden has lawn and patio areas, a timber shed and glazed greenhouse. A rear gate provides external access to the rear, ideal for bikes or bins and has a pathway leading to the garage which is located directly behind the property. The detached garage offers generous parking and workshop space and has an up and over door, power and light. Ample unrestricted parking is available in front of the house and the garage.

## Note

Please note that the reception room and bedroom images have been subject to Virtual Staging to show the scale and purpose of the rooms with furniture. It should be noted that the property is currently empty, as per the 'before' photos, which have also been uploaded for your perusal.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

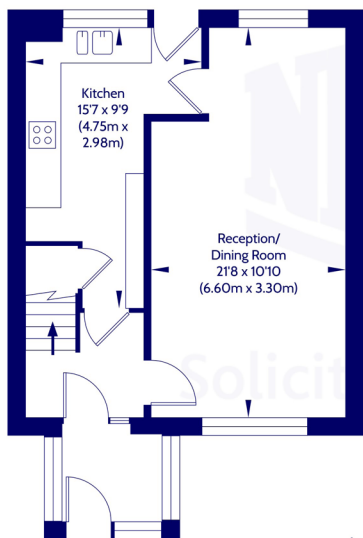
Ratho Station is a popular former village, northwest of Edinburgh city centre and ideally placed for commuter links to the central motorway network, Edinburgh International Airport and the City Bypass. Local shops provide for day to day needs with a wide choice of supermarkets and shopping centres available 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 the house is the catchment area of well-regarded schooling from nursery to secondary level including Craigmount High School.



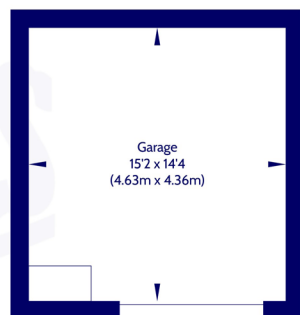
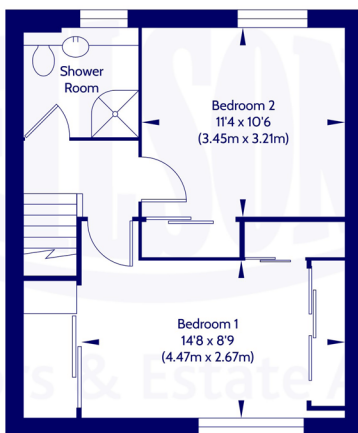


Approx. Gross Internal Floor Area 74.77 Sq M / 805 Sq Ft.

Ground Floor



First 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.



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