



20 Hillview Cottages, Ratho

Offers Over £155,000





20 Hillview Cottages

Ratho, Newbridge

Bright 2-bedroom upper maisonette in desirable Ratho with Pentland views, modern interiors, private gardens, and excellent access to Edinburgh, the M8, M9 & Airport.
Council Tax band: A

- Bright & Spacious 2-Bedroom Upper Maisonette
- Beautiful South-Facing Views Towards the Pentland Hills
- Peaceful Village Living Within Easy Reach of Edinburgh
- Light-Filled Living Room with Feature Fireplace
- Modern Kitchen with Integrated Appliances
- Flexible Second Bedroom / Dining Room
- Excellent Access to Edinburgh, M8, M9 & Edinburgh Airport
- Stylish Modern Shower Room
- Ideal for First-Time Buyers, Professionals & Downsizers



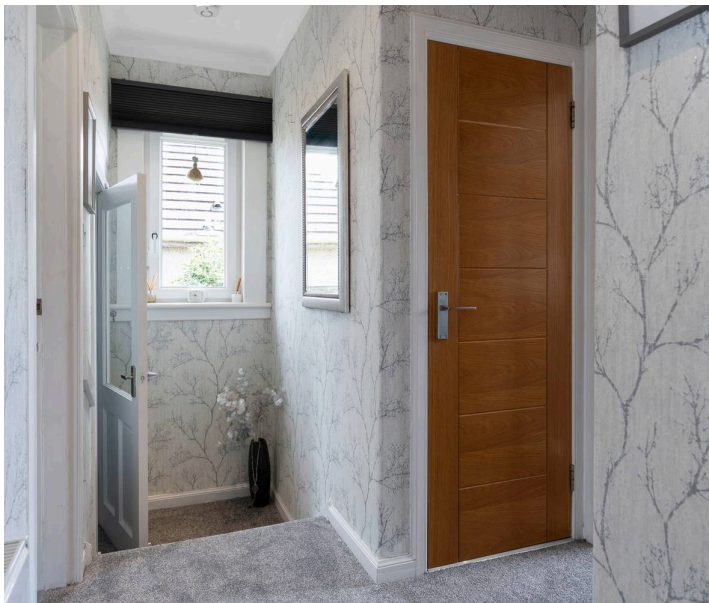
Stairway/Hallway

A bright and welcoming entrance to the home, with newly fitted carpet and high ceilings adding to the sense of light and character. A window at the top of the stairway allows natural light to filter through the space, while a door at the top of the stairs creates a nice separation between the entrance and main living accommodation. The hallway itself feels light and airy, with the added benefit of a useful storage cupboard currently housing a freezer.

Living Room

13' 1" x 14' 1" (4.00m x 4.30m)

A wonderfully bright and spacious living room, where two large south-facing windows frame beautiful open views towards the Pentland Hills and surrounding countryside. High ceilings and traditional coving add character and elegance to the space, while a feature fireplace creates a natural focal point and a sense of warmth. Finished with practical wood-effect flooring, the room feels both comfortable and inviting – a lovely place to relax while enjoying the ever-changing outlook beyond.



Kitchen

7' 3" x 11' 6" (2.20m x 3.50m)

Bright and modern, the kitchen enjoys two south-facing windows which fill the space with natural light throughout the day while offering pleasant open outlooks towards the countryside beyond. Thoughtfully designed in a practical U-shape layout, it offers ample worktop and storage space alongside integrated appliances including a dishwasher, fridge, oven, hob, and hood. A welcoming and functional space that balances everyday practicality with a fresh contemporary feel.

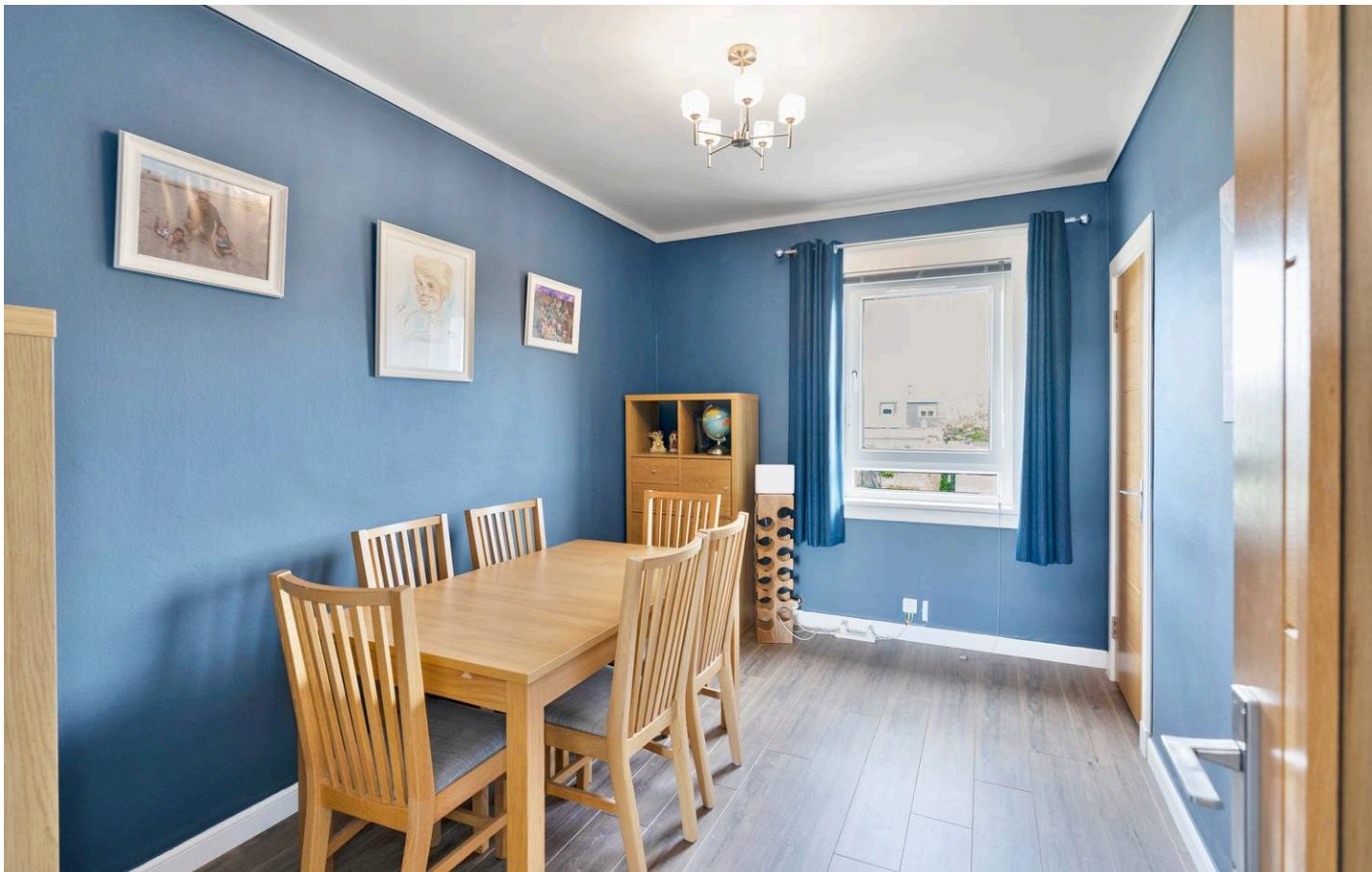


Principal Bedroom

11' 2" x 12' 10" (3.40m x 3.90m)

A bright and airy principal bedroom with high ceilings and a large window overlooking the rear garden, creating a peaceful and restful atmosphere. Generously proportioned, the room offers excellent space for freestanding furniture, while a large built-in cupboard provides practical storage and helps maintain the calm, uncluttered feel of the space.





Bedroom 2

9' 2" x 12' 10" (2.80m x 3.90m)

Currently utilised as a dining room, this versatile second bedroom offers excellent flexibility to suit a variety of lifestyles. Spacious and bright, with a large window overlooking the rear garden, the room enjoys a peaceful outlook and a comfortable sense of space. Accessed directly from the living room, it adapts effortlessly as a guest bedroom, home office, dining room, or additional living space depending on individual needs.

Family Shower Room

4' 11" x 5' 3" (1.50m x 1.60m)

Beautifully presented in a modern style, the shower room has been elegantly tiled to create a clean and contemporary finish. A window allows natural light and ventilation into the space, while a modern shower cubicle, white gloss vanity units, and heated towel radiator add both comfort and practicality to this stylish room.





Communal Side Garden

A peaceful and welcoming approach to the property, with a well-maintained communal pathway bordered by mature hedging and a stone-chip walkway leading towards the private rear garden.

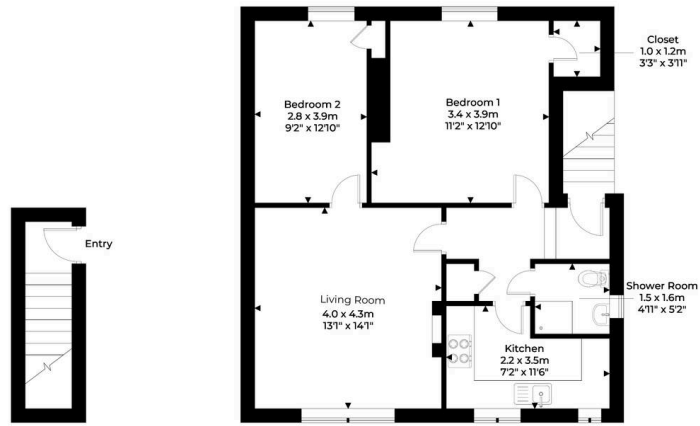
Garden

Accessed via the side pathway and almost hidden away, the rear garden feels wonderfully private and secluded – a true little sanctuary within the village setting. South-facing and beautifully maintained, the garden is enclosed by established hedging and a traditional stone wall which adds both character and privacy to the space. Generous in size and enjoying sunlight throughout the day, it offers a peaceful outdoor retreat complete with a garden shed for additional storage.





20 Hillview Cottages Ratho EH28 8RF
Approximate Gross Area
63 sq m / 678 sq ft



Ground Floor

1st Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.





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