



**7 Lochend Cottages, Ratho  
Station, Edinburgh, EH28 8SY**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents



## CHARMING

### ONE-BEDROOM, END-TERRACE COTTAGE



This charming, one bedroom, end-terrace cottage is situated in Ratho Station, on the outskirts of Edinburgh, close to amenities and excellent transport links into the city and to the major routes out with the city. The cottage offers a fantastic project, is now in need of modernising throughout, is sold as seen and has the potential to be extended subject to the usual permissions. The accommodation is all on ground level and consists of a living room, with a window overlooking the front garden and a fireplace, a kitchen with fitted units and appliances, a double bedroom, with a fitted wardrobe and a cupboard, a lean-to sun room and a bathroom. There is a large attic, double glazing and two new external doors, to the front and rear of the cottage. There is a small garden to the front with steps leading to the street and to the rear, there is an enclosed garden with planted borders and a path leading to the communal car parking area. Damp works are scheduled to take place from 1st February 2024 by the seller.

Directions: These directions are for the residents parking area at the rear of the cottages. Google maps will direct you. Take the first sharp left turn after Newbridge roundabout, into a lane leading to the private, residents parking area. The rear gate to the cottage is at the far right hand side of the parking area and the gate is marked '7'.

End-terrace cottage

Living room

Kitchen

Double bedroom

Bathroom

Lean-to sun room

Attic

Double glazing and Gas central heating (boiler needs replacing)

Garden, front and rear

Communal car parking





## RATHO STATION

Ratho Station is situated approximately 6 miles to the west of Edinburgh city centre and is surrounded by open countryside, yet still offers great links to Edinburgh and the main commuting routes. The property is within a short stroll of the village shops ideal for every day requirements. A short drive will take you to The Gyle Shopping Centre which offers a variety of retail outlets including Morrisons superstore & Marks & Spencer. There is a primary school in Ratho Station. Good access onto the Newbridge Roundabout which gives access to the central motorway network, Edinburgh City by-pass and Forth Road Bridge. Also close to Edinburgh International Airport. Regular public transport service operates into Edinburgh and surrounding areas.



### Extras

All curtains, light fittings, cooker, washing machine, fridge freezer are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

B

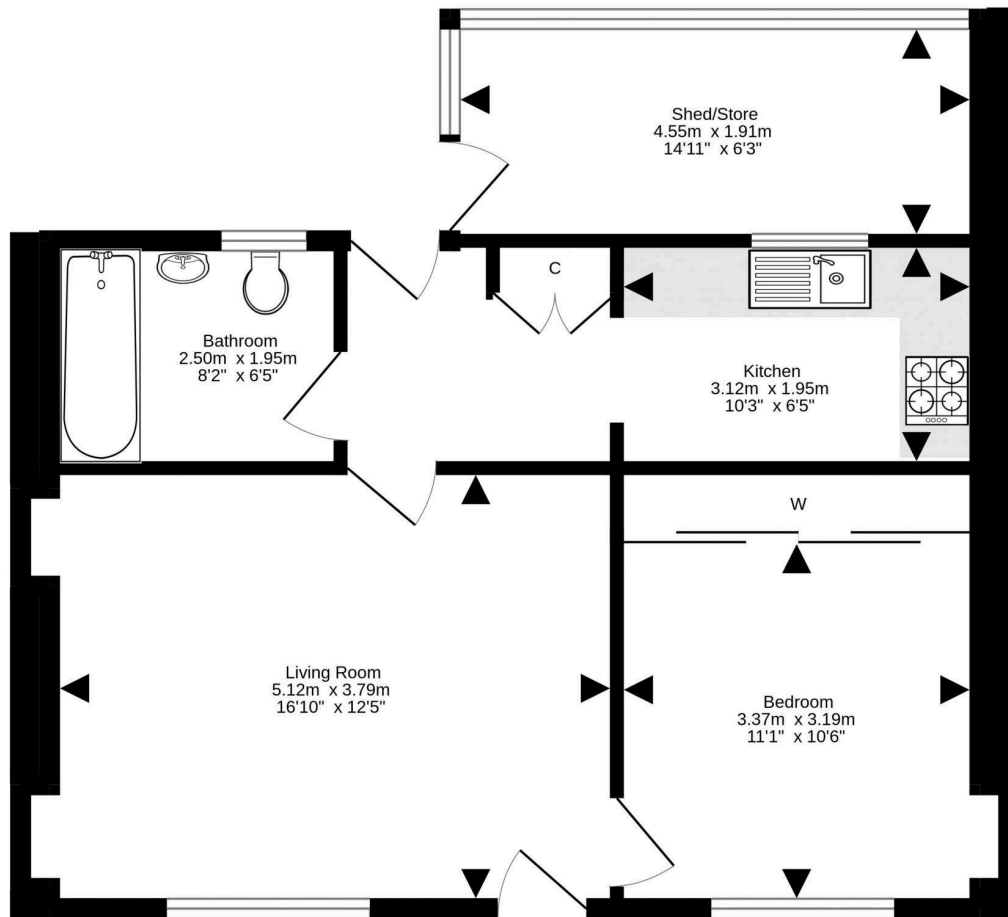
### Home Report Valuation

£125,000

### EPC Rating

D





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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