



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**1 OLD QUARRY ROAD**

Ratho, Newbridge, EH28 8AB





## PROPERTY SUMMARY

Forming part of a prestigious CALA Homes development on the edge of Ratho, this generous detached house offers four bedrooms, a reception room, a dining kitchen, a four-piece family bathroom, two en-suite shower rooms, and a downstairs cloakroom/WC, as well as a large garden, an integral single garage, and a private driveway.

## FEATURES

- Beautifully presented detached house in Ratho
- Part of a prestigious CALA Homes development
- Entrance vestibule and hall with storage and WC
- Elegant living room
- Contemporary dining kitchen
- Four double bedrooms
- Two en-suite shower rooms
- Separate four-piece family bathroom
- Useful utility room
- Large, south-facing rear garden
- Integral single garage and private driveway (with electric car charging point)
- EPC Rating - C
- Council Tax Band - G







"FORMING PART OF A  
PRESTIGIOUS CALA HOMES  
DEVELOPMENT ON THE EDGE  
OF RATHO"



"FOUR BEDROOMS, A  
RECEPTION ROOM, A DINING  
KITCHEN, A FOUR-PIECE FAMILY  
BATHROOM, TWO EN-SUITE  
SHOWER ROOMS, AND A  
DOWNSTAIRS CLOAKROOM/WC"



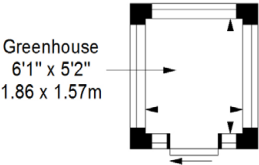




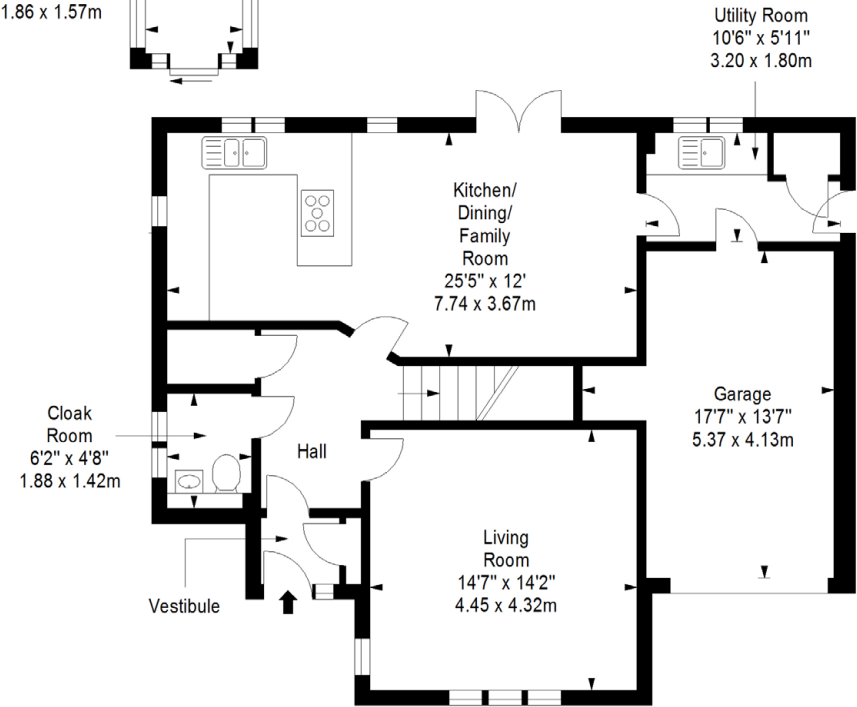


FLOORPLAN

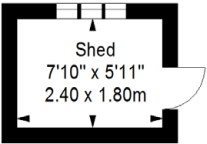
Greenhouse  
Approx. 3.0 sq. metres (32.3 sq. feet)



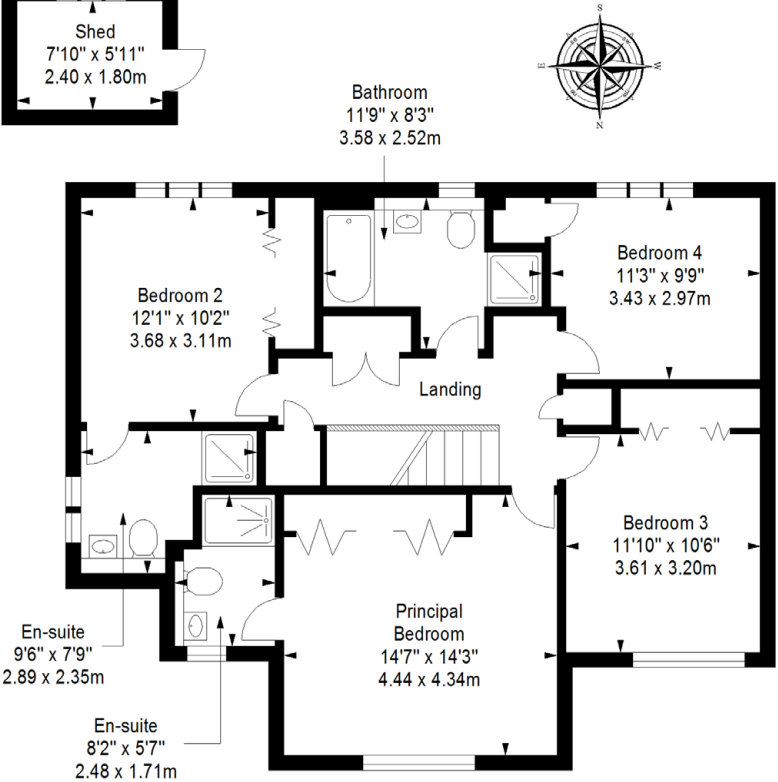
Ground Floor  
Approx. 89.6 sq. metres (964.4 sq. feet)



Shed  
Approx. 4.3 sq. metres (46.3 sq. feet)



First Floor  
Approx. 91.7 sq. metres (987.1 sq. feet)



Total area: approx. 188.6 sq. metres (2030.1 sq. feet)



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## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000



## BORDERS

01890 880 008



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rightmove Zoopla.co.uk PrimeLocation espc

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