



KINGS VIEW
CLOSE



GILSON GRAY

LAW • PROPERTY • FINANCE

1 KINGS VIEW CLOSE

Ratho, Edinburgh, EH28 8AH



This end-terrace townhouse forms part of a modern development in Ratho, offering spacious and flexible accommodation over three floors, including a large living room, a breakfasting kitchen/dining room, four bedrooms, an en-suite shower room, a bathroom, and a separate WC, all enhanced by stylish, modern interiors. Externally, the house is accompanied by a lovely garden and a private double driveway. It lies close to all the area has to offer, including the Lost Shore Surf Resort, opening in 2024.

You are welcomed into the home by an entrance vestibule flowing through to a hall, with both areas accompanied by built-in storage and the latter featuring a WC with additional storage. At the end of the hall, you step into an open-plan breakfasting kitchen and dining room, offering the perfect setting for family meals and entertaining. The kitchen is appointed with contemporary wall and base cabinets, supplemented by spacious worktops and splashbacks. A breakfast bar caters for morning coffee and socialising while cooking, whilst the dining area is set next to French doors opening onto the rear garden. The living room can be found on the first floor and occupies a spacious footprint which allows for various configurations of lounge furniture, with far-reaching views enjoyed through southwest-facing windows.

FEATURES

- End-terrace townhouse in Ratho
- Accommodation over three floors
- Vestibule and hall with storage and WC
- Large, southwest-facing living room
- Breakfasting kitchen/dining room
- Four double bedrooms with storage
- One en-suite shower room
- Separate family bathroom
- Lovely, southwest-facing garden
- Private double driveway
- EPC rating - C
- Council Tax Band - F





The home's four bedrooms are arranged across all three floors and are tastefully decorated, with three carpeted for comfort. The principal bedroom is accompanied by a walk-in wardrobe and an en-suite shower room, whilst the remaining three sleeping areas are supplemented by built-in wardrobes. A family bathroom completes the accommodation on offer.

Externally, the home's rear garden is enviably southwest-facing and features a decked dining terrace, a spacious lawn, and a border of leafy, colourful plants and shrubs. Off-street parking is provided by a double driveway.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge, dishwasher, and washing machine/dryer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



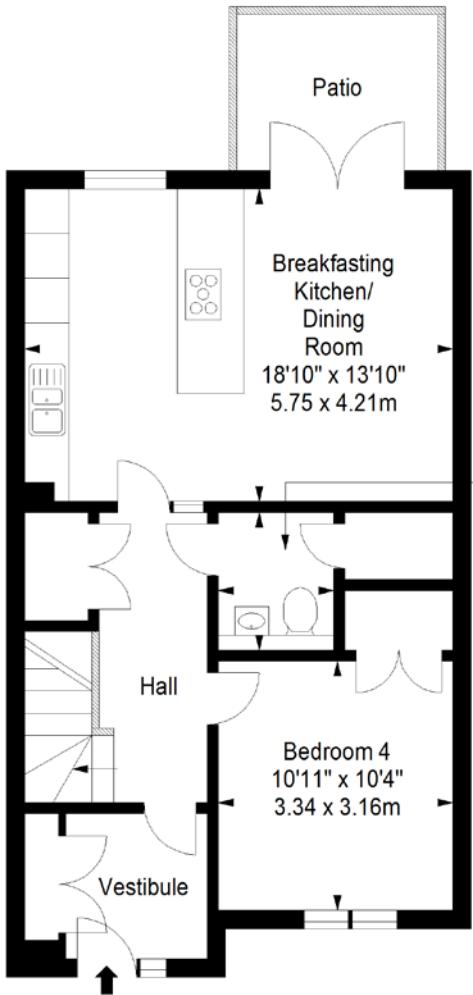


THE AREA

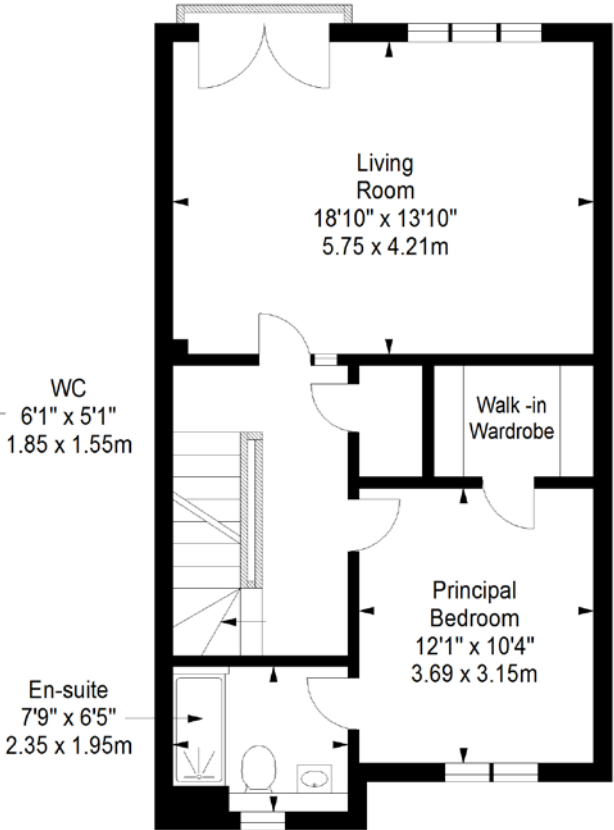
Situated to the west of Edinburgh, the sought-after rural village of Ratho enjoys the best of both worlds. Surrounded by picturesque countryside and retaining a charming village atmosphere, residents of Ratho are also within easy reach of all the amenities and attractions of the city. Ratho offers a wealth of sporting and leisure activities such as tranquil walks and cycle rides along the leafy banks of the canal between Edinburgh and Falkirk. Golfing enthusiasts can enjoy a relaxed round at both Ratho Park and Dalmahoy Hotel golf courses, while thrill-seekers can head to the renowned EICA – Europe’s largest indoor climbing arena. The village is well served by an excellent range of local amenities, plus a thriving community centre and health centre. Further shopping facilities are available in nearby Corstorphine and at the Gyle Shopping Centre, which offers major supermarkets, and of course the services and facilities of Edinburgh are just a short journey away. Excellent state and private schooling is available with pre-school and primary education provided at well-regarded Ratho Primary School. The property is also in the catchment area for Balerno High School, and there is free children’s bus transport to and from the school from Ratho. Ratho is extremely popular with commuters thanks to its excellent proximity to Edinburgh Airport and easy access to Edinburgh City Bypass and the M8/M9 motorway networks. The village is also well served by public transport with regular bus services into Edinburgh city centre and beyond.

FLOORPLAN

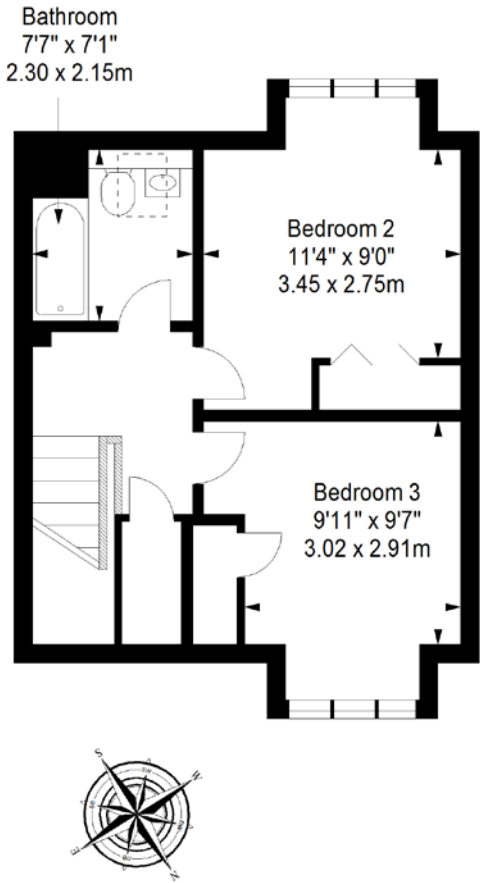
Ground Floor
Approx. 57.2 sq. metres (615.7 sq. feet)



First Floor
Approx. 56.0 sq. metres (602.8 sq. feet)



Second Floor
Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 153.5 sq. metres (1652.3 sq. feet)





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