



**boyd** property

17 Hillwood Crescent  
RATHO STATION | EH28 8QF

# 17 Hillwood Crescent

RATHO STATION | EH28 8QF

## Description

An excellent opportunity has arisen to acquire this bright and well-proportioned terraced house with private front and rear gardens and on-street parking. The property is in move-in condition and located within the popular commuter village of Ratho Station, ideally placed for access to the airport, the bypass, and the central motorway network. The accommodation briefly comprises a welcoming entrance hall, a dual aspect lounge/dining room, fitted kitchen, upper landing, two double bedrooms and a bathroom. The property benefits from double glazing, gas central heating and good storage facilities. This property will appeal to a variety of buyers and viewing is highly recommended.

## Location

The property is situated within the popular village of Ratho Station close to local shops providing everyday requirements. Further specialized shopping can be found at the Gyle Shopping Centre, Hermiston Gait Retail Park and Edinburgh City Centre all of which are a short drive from the property. Good bus services provide access into the city and surrounding area with the City of Edinburgh Bypass, M8 & M9 all within easy reach providing a great spot for the commuter. It should also be noted that the property is well placed for access to Edinburgh International Airport. Schooling in the vicinity is well served with the property sitting within the catchment's area for Hillwood Primary & Craigmount High School. Leisure facilities include Edinburgh International Climbing Arena at Ratho, David Lloyd leisure centre in nearby Corstorphine together with various golf courses with some interesting walks including Ratho by the canal.

## Extras

All fitted floor coverings.

## Price & Viewing

For price and viewing information contact Agents.

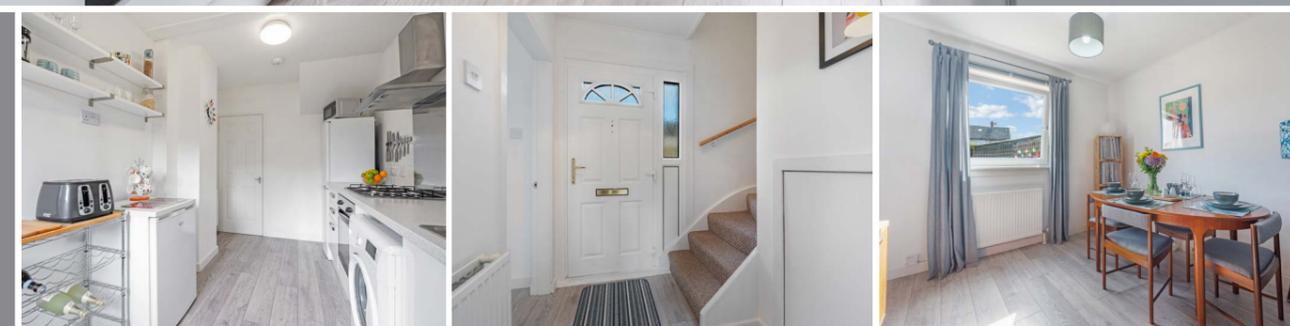


## Features

- Entrance hall
- Lounge/dining room
- Kitchen
- Upper landing
- 2 Bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Private gardens to front and rear
- On-street parking

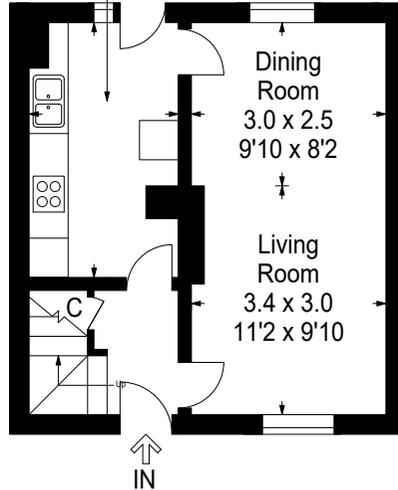


“An excellent opportunity has arisen to acquire this bright and well-proportioned terraced house with private front and rear gardens and on-street parking.”



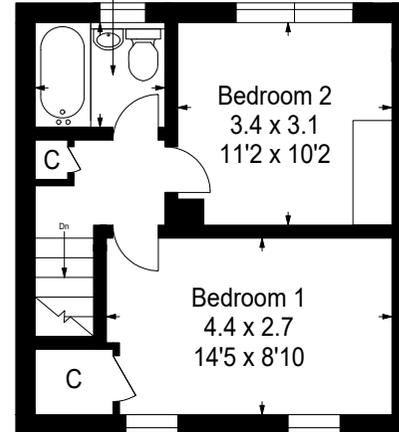


Kitchen  
3.9 x 2.3  
12'10 x 7'7



Ground Floor

Bathroom  
1.9 x 1.6  
6'3 x 5'3



First Floor



Approximate Internal Floor Area 710 Sq Ft / 66 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

© VistaBee 2023



Boyd Solicitors 21-22 Queensferry Street | Edinburgh | EH2 4RD

T: 0131 226 7464 F: 0131 226 7242

E: sales@boyd-property.com W: www.boysdsolicitors.com

| Townsend Place | Kirkcaldy | KY1 1HB

T: 01592 858 466



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.