



## 40 West Croft, Ratho, EH28 8PB

### Description

Attractive three bedroom semi-detached house forming part of an established residential development within the popular commuter town of Ratho, to the west of Edinburgh. It is one of the larger footprint styles within the development. It benefits from private gardens, monoblock driveway leading to the single attached garage and has gas central heating and double glazing.

The accommodation comprises:

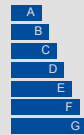
- Entrance hall with carpeted stairs to the first floor and storage cupboard beneath the stairs
- Well-proportioned living room located to the front and has a picture window and a gas fire with back boiler
- The dining room is rear facing with triple window overlooking the rear garden
- The kitchen is fitted with a range of wall and base mounted units with laminate worktops with tiled splashbacks and appliances including a gas hob with extractor hood, electric fan oven, washing machine and fridge
- Upstairs the landing has a storage cupboard and hatch with Ramsay ladder to the loft
- There are three good sized bedrooms, all of which have storage cupboards / wardrobes
- The bathroom has tiled walls, bath with shower over, WC and pedestal wash hand basin



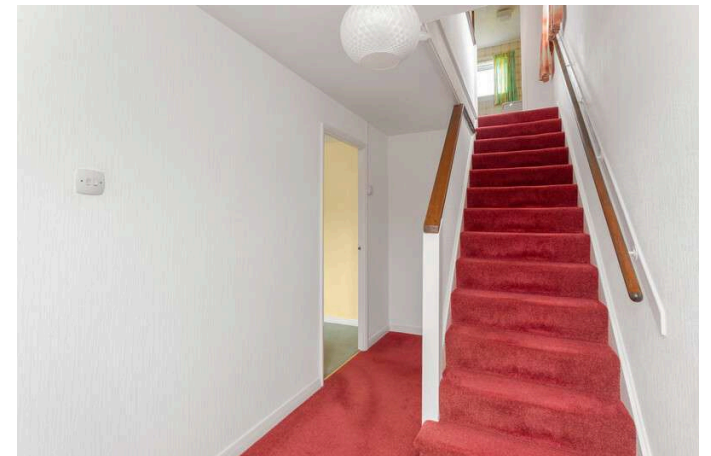
### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
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## Outside and Gardens

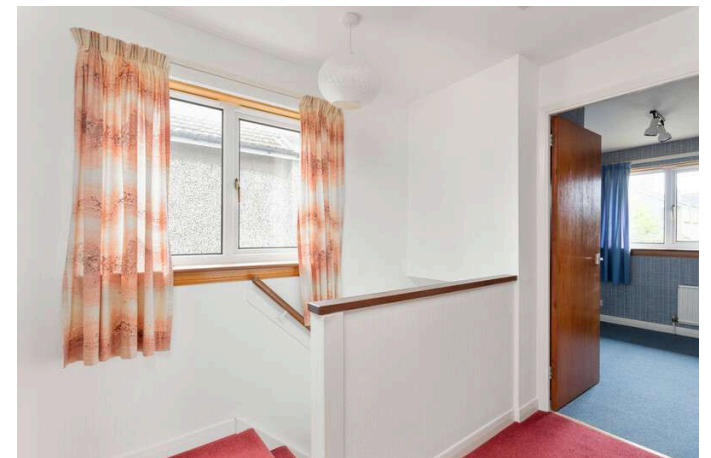
The front garden is mostly laid to lawn. There is a monoblock driveway leading to the single attached garage. The rear garden has a paved patio, lawn with well stocked borders.

## Location

The property is located in the popular conservation village of Ratho which has a scenic rural position to the west of Edinburgh. There are local shops available within the village and more extensive shopping facilities at the Gyle and Hermiston Gait. It lies in the school catchment area for Ratho Primary school and Balerno High School. The highly regarded Bridge Inn sits on the banks of the Union Canal, which provides many leisure opportunities including scenic walks along the towpaths, canoeing and barge trips. The Edinburgh International Climbing Area (EICA) also lies within the village. There are frequent buses to Edinburgh and it is well placed for the city bypass and main motorway networks.

## Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.





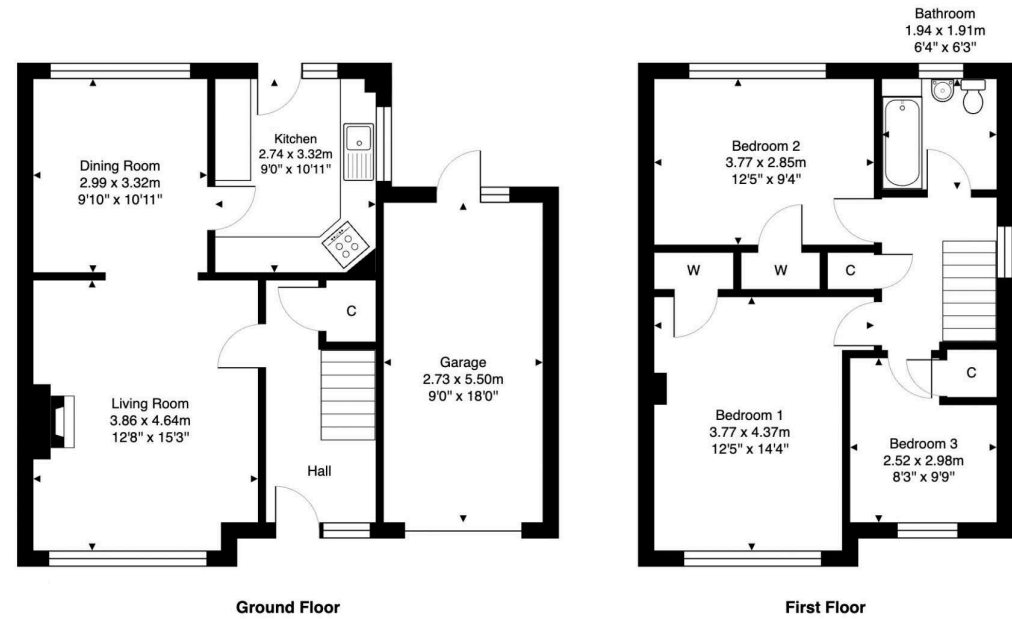




**40 West Croft, Ratho, EH28 8PB**

Total Area: 108.6 m<sup>2</sup> ... 1169 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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