



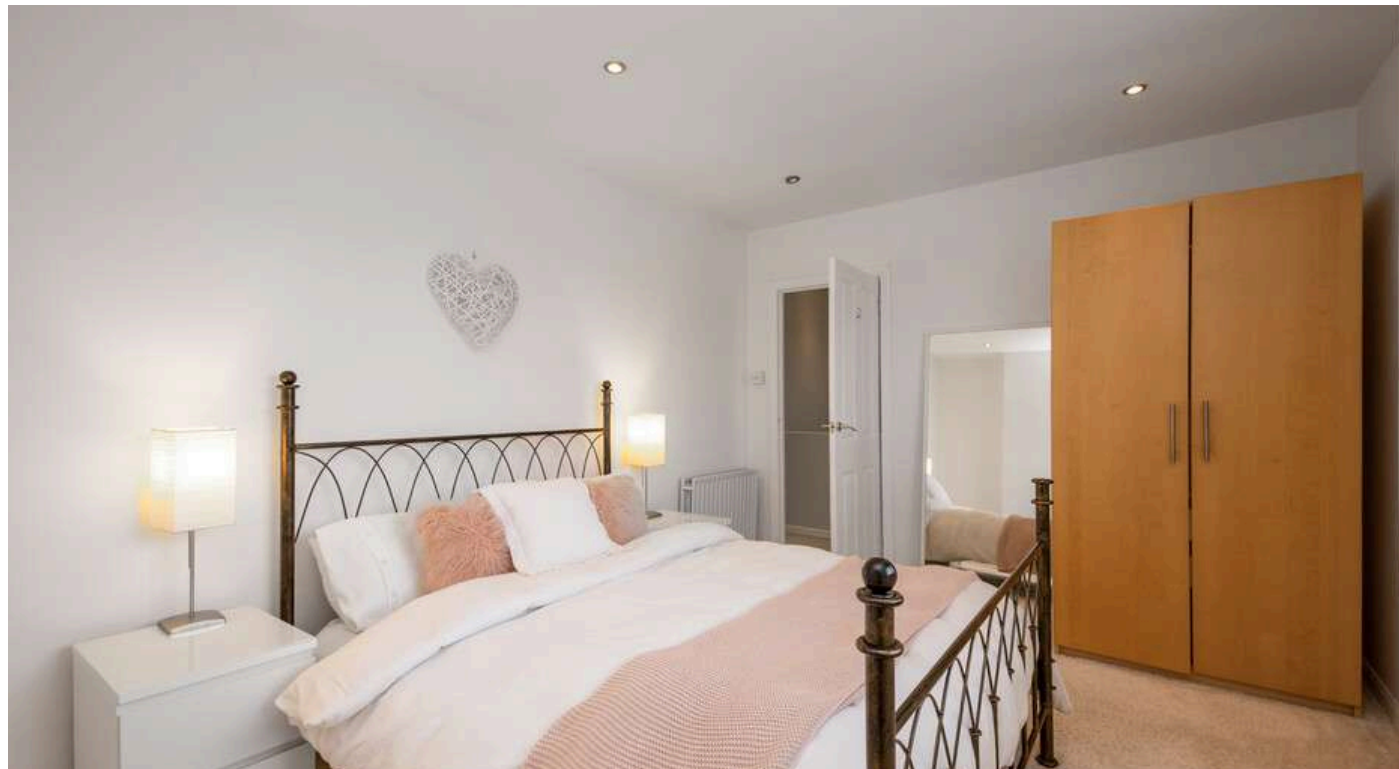
2 North Street, Ratho, EH28 8RR

www.mcdougallmcqueen.co.uk



An excellent opportunity to purchase this bright and spacious, well-proportioned three bedroom semi-detached property offering fabulous modern day family living, a sunny conservatory offers a welcoming space for entertaining. The property further benefits from gardens to the front, side and rear along with a driveway and wooden garage. The property is ideally located in the sought-after village of Ratho close to many local amenities and transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway.
- Front facing living room with a wall mounted gas fire.
- Fully equipped kitchen with a range of wall and base units along with integrated appliances, direct access to the conservatory.
- Conservatory with access to the garden.
- Bathroom presented as a shower room comprising WC, wash hand basin, ladder radiator, fixed mirror, and shower cubicle.
- Staircase to the upper level, hatch to the attic accessed by a pull-down ladder.
- Front facing double bedroom.
- Rear facing double bedroom with views to the Pentland Hills.
- Third bedroom rear facing with a useful storage cupboard.
- Gas central heating.
- 6 x solar panels.
- UPVC double glazing.
- Gardens to the front, side and rear along with a driveway and wooden garage.



Location

Ratho is a thriving rural village, eight miles west of Edinburgh city centre. A renowned stop on the Union Canal, Ratho benefits from a selection of local shops, a post office, a library, a garage, a canal marina, and the popular The Bridge Inn hotel and restaurant. The Gyle Shopping Centre and Hermiston Gait Retail Park are within easy reach, offering high-street retail names. Local leisure facilities include the Edinburgh International Climbing Arena and Ratho Park Golf Club. Ratho Primary School serves the local community, with Balerno Secondary School providing upper school education, and Heriot-Watt University is also nearby. Ratho is conveniently placed for the M8, M9, Edinburgh city bypass and Edinburgh International Airport, is served by a frequent bus service to Livingston and West Lothian and lies within three miles of the Edinburgh tram network.

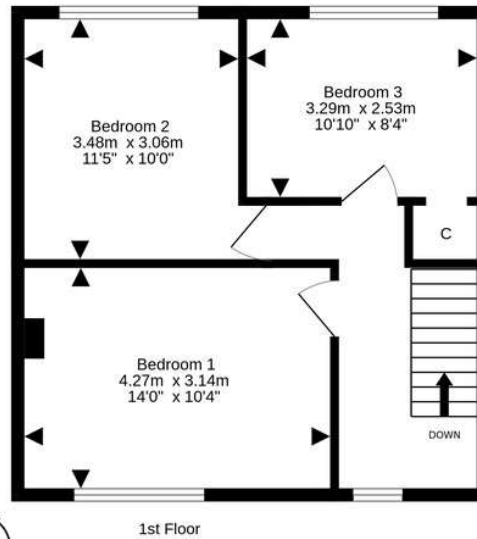
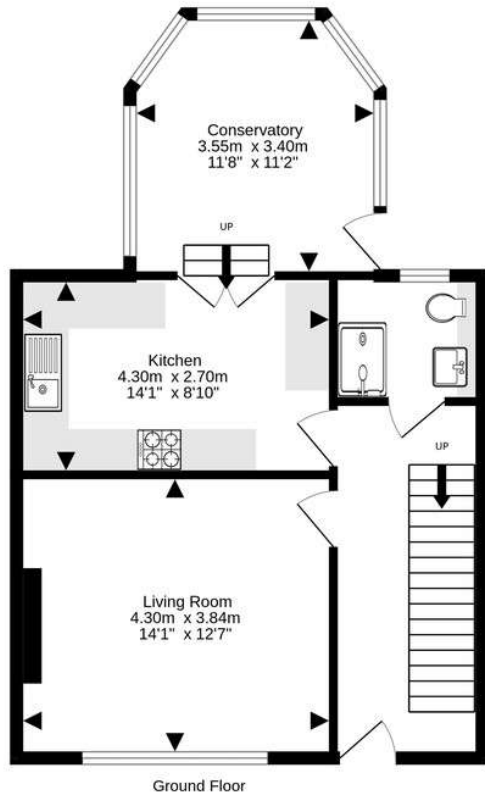
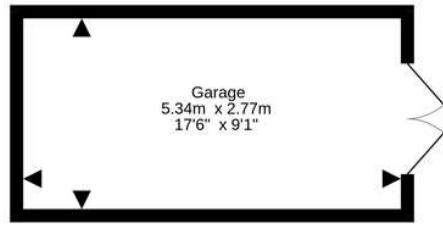
Extras

Included in the sale are the integrated kitchen appliances, free standing fridge/freezer, window blinds and fixtures & fittings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - 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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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 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. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

