










Fixed Price

£249,550

33 Hillwood Rise

Ratho Station | Edinburgh | EH28 8QB

Neilsons are delighted to present this spacious semi-detached villa, offering excellent family accommodation in a popular semi-rural location. The property has been thoughtfully extended to provide larger than average accommodation with three double bedrooms.

-  3 Bedrooms
-  2 Reception Room
-  2 Bathrooms
-  Private gardens
-  Garage
-  EPC Rating – E
-  Council Tax Band – C



Description

Enjoying an elevated position with far reaching views to the Forth Bridges, this beautifully presented property is offered for sale in move-in condition. The bright accommodation is over two floors and briefly comprises: entrance hallway with useful built-in storage under the stairs, generous reception room with pebble effect gas fire, conservatory offering flexible use as a sitting or dining room, bright fitted kitchen with the appliances included in the sale and door to the back garden. Stairs lead from the hall to the upper landing which has a glazed hatch giving access to useful attic storage space. The principal bedroom is to the front and has built-in wardrobes and storage and an en-suite bathroom with modern white suite and attractive ceramic tiling. There are two further great sized double bedrooms, both with excellent built-in storage and a family shower room with white suite. An external utility room offers great additional storage space and benefits on offer include gas central heating and double glazing throughout.



Extras

The kitchen appliances and those in the utility room are included in the sale along with the curtains and window blinds, carpets and fitted floor coverings and light fittings.

Gardens and Garage.

The property benefits from a delightful enclosed private garden to the rear of the house which has lawn and patio areas, with the large sun-trap patio at the bottom of the garden offering the ideal spot for barbeques and al-fresco dining, a secure gate gives direct access to the local park offering an ideal space for children to play or pets to be exercised. The timber shed offers useful storage for garden furniture and equipment and is to be included in the sale. To the front of the house is a beautifully planted and maintained garden area which sets the house well back from the street and there is a paved and chipped driveway which leads to the garage. The large integral single garage has an up and over door, power and light and offers scope for conversion to further living accommodation subject to the usual planning and consents.

Viewing

Please contact Neilsons on 0131 625 2222



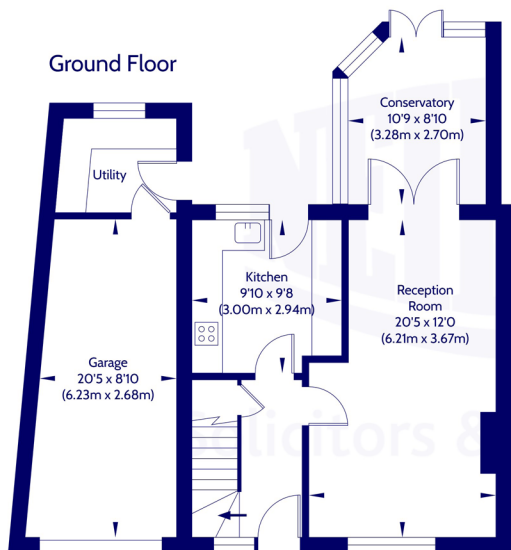


Location

Ratho Station is a popular former village, northwest of Edinburgh city centre and ideally placed for commuter links to the central motorway network, Edinburgh International Airport and the City Bypass. Local shops provide for day to day needs with a wide choice of supermarkets and shopping centres available a short drive away including The Gyle and Hermiston Gait. A wide choice of recreational facilities can be found nearby including the Intenational Climbing Centre, David Lloyd Leisure Centre and delightful walks along the Union Canal. Excellent bus services provide swift access to the city centre and surrounding areas and there is well-regarded schooling from nursery to secondary level including Craigmount High School.

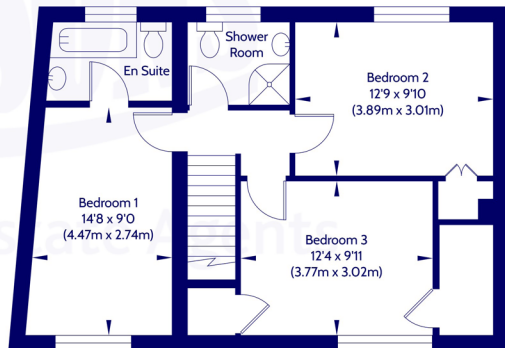


Ground Floor



Approx. Internal Area 103.11 Sq M / 1110 Sq Ft.
Not to scale. For identification only.
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First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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