



50 Craigpark Avenue,
Ratho, Edinburgh, EH28 8RL

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance porch.
- Reception hall with storage.
- Good size living room with feature fire.
- Kitchen with storage.
- Dining room.
- French doors leading to conservatory.
- Outer hallway with access to garden.
- Walk-in storage cupboard.
- Upper landing with storage.
- Access to attic storage space.
- Two double bedrooms one with fitted storage.
- Shower room.
- Gas central heating.
- Double glazing.
- Private garden area to front.
- Driveway.
- Enclosed garden to rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

An extended semi-detached villa situated within the popular village of Ratho on the outskirts of Edinburgh, an ideal commuter base into the city centre itself and to further afield with its close proximity to the motorway network. The property is in need of modernisation and redecoration but offers excellent potential to any purchaser.

COUNCIL TAX BAND: B.
TRAIN STATION: APPROXIMATELY 4.2 MILES TO KIRKNEWTON TRAIN STATION.
AIRPORT: APPROXIMATELY 3.6 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

LOCATION

Ratho is approximately 8 miles west of Edinburgh City Centre and is a pleasant and quiet village full of history which offers a wide variety of amenities. The village itself benefits from local shops, chemists, children's play park, library, cafes, and the wonderful Bridge Inn hotel and restaurant, all of which can be accessed with free parking. Further specialised shopping can be found at the Gyle Shopping Centre, Hermiston Gait Retail Park and Livingston Designer Outlet which are all a short drive from the property. Ratho Marina offers nice walkways along the Forth & Clyde Canal and plenty of leisure facilities are close by which include Edinburgh International Climbing Arena, Ratho Park Golf Club, Dalmahoy Country Club, and Norton House Hotel Sports Club. Ratho Primary School serves the local community, with Balerno Secondary School providing upper school education, and Heriot-Watt University is also nearby. The property is ideally placed providing easy access to the M8/M9 motorway networks and Edinburgh Airport. There is a regular public transport service which passes through the village travelling to the Gyle Shopping Centre and Hermiston Gait, and the centre of Edinburgh.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS. THE GARDEN SHED AND GREENHOUSE WILL ALSO BE INCLUDED IN THE FOR SALE PRICE. THE PROPERTY WILL BE SOLD AS SEEN.

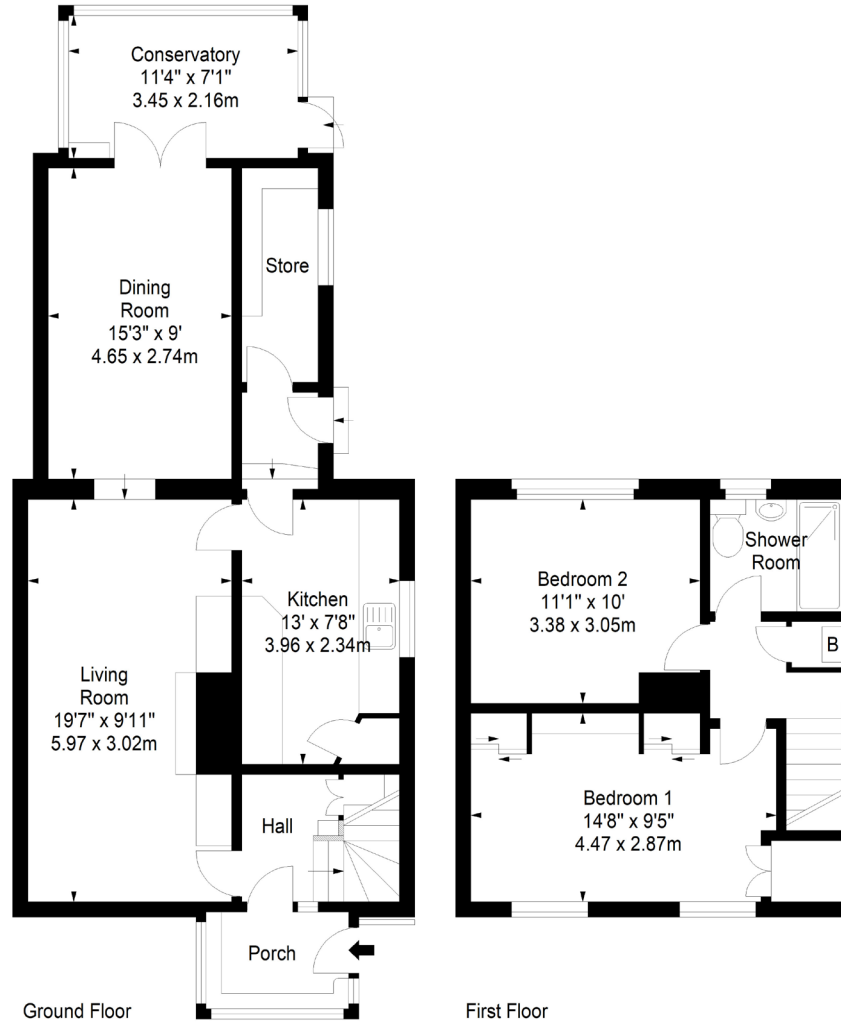




Craigpark Avenue,
Ratho,
Newbridge,
Midlothian, EH28 8RL



Approx. Gross Internal Area
1057 Sq Ft - 98.20 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING D

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.