










Offers Over

£165,000

46 Hillview Cottages

Ratho | Edinburgh | EH28 8RF

A fantastic opportunity has arisen to purchase this rarely available three bed main door lower villa, with extensive private garden and driveway, situated within a quiet residential street in Ratho, close to good local amenities and commuting links. The property will undoubtedly appeal to a variety of buyers including first-time buyers, professionals, young families or those looking to downsize. Early viewing is highly recommended.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

Internally, the property is presented in true move-in condition while briefly comprising of; entrance vestibule with useful storage, welcoming hallway with access to most rooms, light and airy reception room with gas fireplace, stylish fitted kitchen with door accessing rear garden, spacious principal bedroom with fitted wardrobes, two further good sized double bedrooms and contemporary bathroom with separate shower enclosure and underfloor heating. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings, blinds and light fixtures will be included in the sale together with the gas hob, oven, integrated microwave, washing machine, dishwasher, fridge, freezer and tumble dryer. The shed in the garden will also be included.

Gardens & Driveway

To the rear of the property there is a fully enclosed private garden mainly laid to lawn and patio area with shrubs and small trees, creating the perfect haven for outside dining/relaxing. To the front there is a private garden and driveway for multiple vehicles. There is also unrestricted on-street parking to accommodate visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





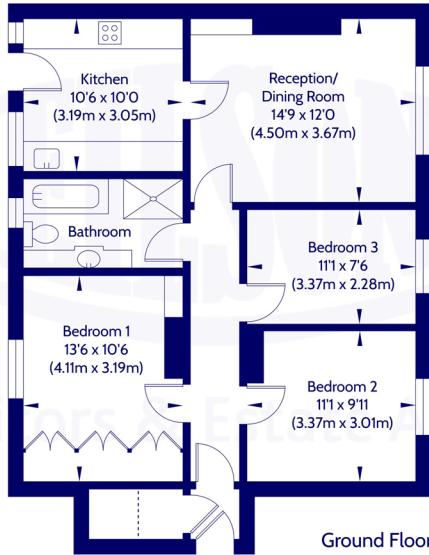
Location

The property is located within the popular village of Ratho approximately 8 miles west of Edinburgh City Centre. The village benefits from local shops and services including a post office, library, canal marina and The Bridge Inn hotel and restaurant. Further specialised shopping can be found at the Gyle Shopping Centre and Hermiston Gait Retail park which are both just a short drive from the property. Leisure facilities are available close by which include Edinburgh International Climbing Arena and Ratho Park Golf Club with many pleasant walkways along the Union Canal. There is a primary school in the village with Balerno High School providing secondary education. The property is ideally placed for easy access to the M8/M9 motorway networks and Edinburgh International Airport. There is a regular public transport service which passes through the village travelling to the Gyle Shopping Centre and Hermiston Gait.





Approx. Gross Internal Floor Area 75.38 Sq M / 811 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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