










Offers Over

**£400,000**

## 132 Glasgow Road

Ratho Station | Edinburgh | EH28 8PR

Elegantly designed and exceptionally spacious, this detached four-bedroom bungalow spans two floors and features private gardens and a driveway. Conveniently situated in the sought-after Ratho Station area, just west of Edinburgh city centre.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – E
-  Council Tax Band - F



## Description

A welcoming entrance vestibule provides ample space for outerwear and opens into the main hall, which leads to the ground floor rooms, including two built-in storage cupboards. The dual-aspect lounge, positioned at the front with a box-bay window, features a fireplace, a shelved press, and a central pendant light. The spacious kitchen, with side aspect windows, offers dining space and is equipped with fitted units, stone-effect worktops, matching upstands, a sink with drainer, a range cooker, an American-style fridge/freezer, a dishwasher, and unit feature lighting. Adjacent to the kitchen, the utility room features additional fitted units, real-wood worktops, a Belfast-style sink, a fridge/freezer, a washing machine, and a door leading to the south-facing garden. At the rear, a flexible bedroom currently serves as a sitting room, complete with carpeted flooring and a central pendant light. The master bedroom, also rear-facing, includes built-in mirrored wardrobes, carpeted flooring, and a generous en-suite shower room with a walk-in cubicle. A spacious dual-aspect double bedroom with a box-bay window, carpeted flooring, and fitted wardrobes is located at the front. The internal hall provides access to a modern shower room with a large shower cubicle. Completing the accommodation on the first floor is an additional bedroom and a versatile office/store space, illuminated by a Velux-style window.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Driveway

Situated on an expansive plot, this property offers a private gated driveway with ample space to accommodate multiple vehicles, ensuring both convenience and security. The grounds are beautifully landscaped, featuring a well-maintained lawn that stretches across both the front and rear of the home. The front lawn provides an inviting entrance, while the rear garden offers a peaceful retreat, complete with a decked area perfect for outdoor dining and entertaining. The garden is further enhanced by mature shrubbery and trees, creating a sense of privacy and tranquility, making it an ideal space for relaxation and enjoying the outdoors.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

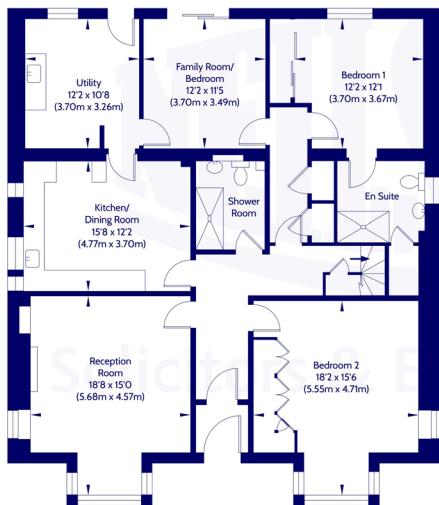
The property is situated within Ratho Station area of Edinburgh, close to local shops providing everyday requirements. Further specialised shopping can be found at the Gyle Shopping Centre, Hermiston Gait Retail Park and Edinburgh City Centre all of which are a short drive from the property. Good bus services provide access into the city and surrounding area with the City of Edinburgh Bypass, M8 & M9 all within easy reach providing a great spot for the commuter. It should also be noted that the property is well placed for access to Edinburgh International Airport. Leisure facilities include Edinburgh International Climbing Arena at Ratho, David Lloyd leisure centre in nearby Corstorphine together with various golf courses with some interesting walks including Ratho by the canal.



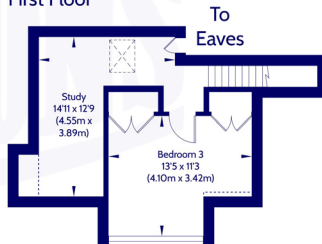


Approx. Gross Internal Floor Area 174.71 Sq M / 1881 Sq Ft.

### Ground Floor



### First 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.



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