



GILSON GRAY

LAW • PROPERTY • FINANCE

44 HALLCROFT PARK

Ratho, Edinburgh, EH28 8SF



Set in a quiet cul-de-sac within an established residential area of Ratho, this three-bedroom semi-detached house is presented with stylish, contemporary interiors and tasteful décor throughout. The home is sure to appeal to a wealth of buyers and lies close to the reliable amenities that Ratho has to offer, including a convenience store, a community centre, a primary school, a doctor's surgery, a pharmacy, and transport links, and it is just over half an hour from the heart of Edinburgh.

Extras: Integrated kitchen appliances comprising a double oven, an extractor hood, a fridge/freezer, and a dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Semi-detached house in Ratho
- Immaculately presented, contemporary interiors
- Welcoming entrance hall
- Elegant, light-filled living room with built-in storage
- Stylish dining kitchen with garden access
- Two double bedrooms with built-in wardrobes
- One single bedroom with cupboard storage
- Family bathroom with shower-over-bath
- Leafy, south-facing rear garden
- Sheltered car port for off-street parking







"THIS THREE-BEDROOM HOME IS PRESENTED IN A TRUE MOVE-IN CONDITION WITH STYLISH, CONTEMPORARY INTERIORS."





EPC RATING:



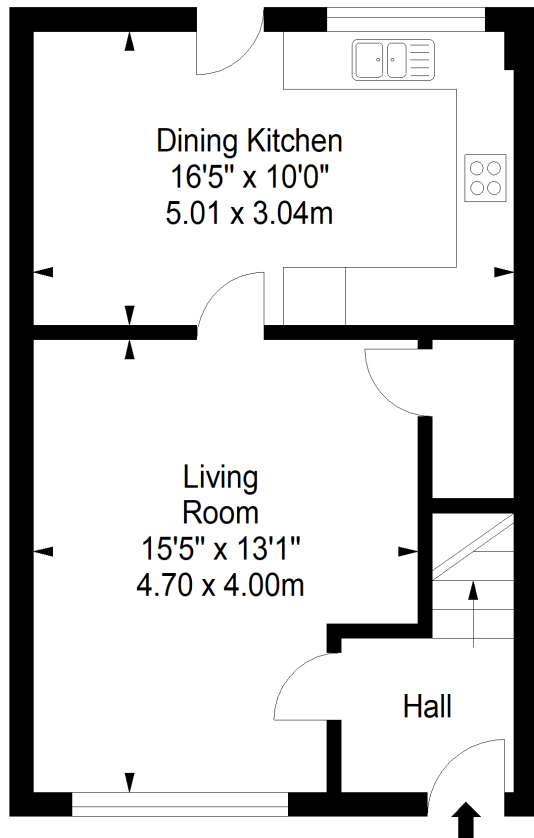
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

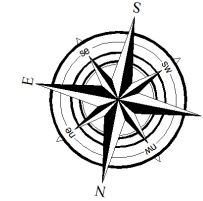
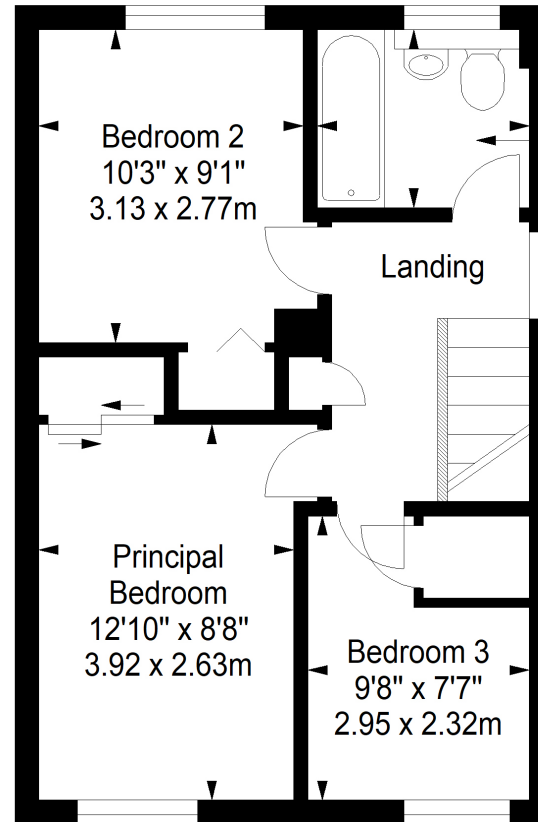
Ground Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.2 sq. feet)

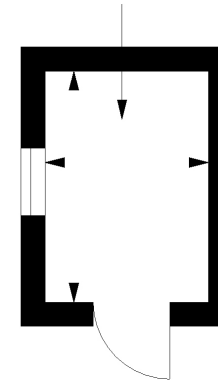


Bathroom
7'1" x 6'0"
2.17 x 1.83m

Shed

Approx. 4.0 sq. metres (43.0 sq. feet)

Shed
7'9" x 5'7"
2.36 x 1.70m



Total area: approx. 84.3 sq. metres (907.4 sq. feet)



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