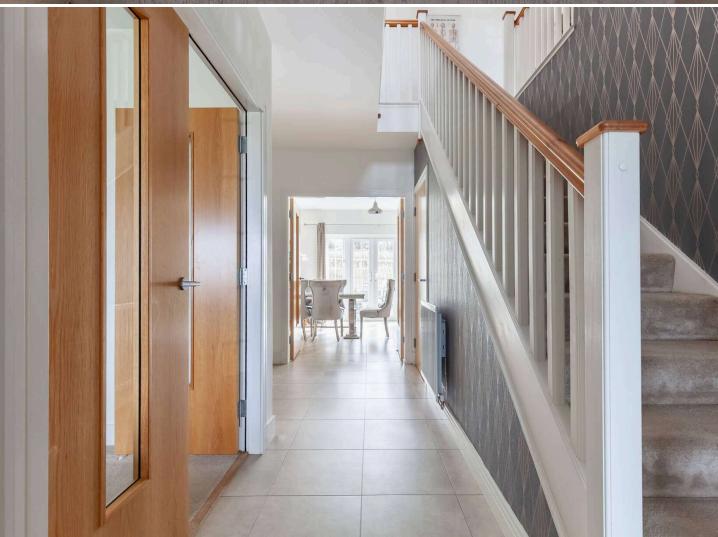




33 Whinstone Place
Ratho, Edinburgh, EH28 8AD



VMH ESTATE AGENTS



Impressive detached family home set over three floors, enjoying a semi-rural location, with double garage, driveway, lovely private rear garden & incredible views.

- Stylish sitting room
- Superb open plan kitchen/dining/living
- Utility & WC
- Family room
- 3 en-suite double bedrooms
- 3 further double bedrooms
- Family bathroom
- Uninterrupted panoramic views
- Lovely enclosed private rear garden
- Double garage & driveway
- Gas central heating & double glazing

Offers Over: £695,000

EPC Rating: B

Council Tax: H

Tenure: Freehold

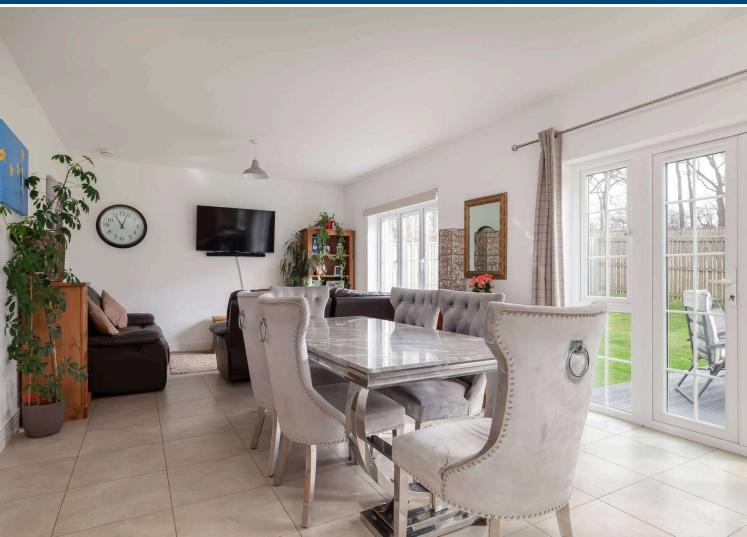
Further information can be found in the home report.



About the Property

Located in an impressive modern Cala development in the desirable area of Ratho. This exceptional detached family house (3488 sq ft) enjoys uninterrupted views up the Forth Valley from the three Queensferry Bridges in the north, along the Ochil Hills to the Ben Vorlich and Stuc a'chroin in the Trossachs and over Linlithgow Hill to the Five Sisters in West Lothian.

The stunning interior is generously proportioned and offers ideal, versatile family accommodation over three levels. The accommodation is bright and tastefully presented throughout and complemented by quality fixtures and fittings.

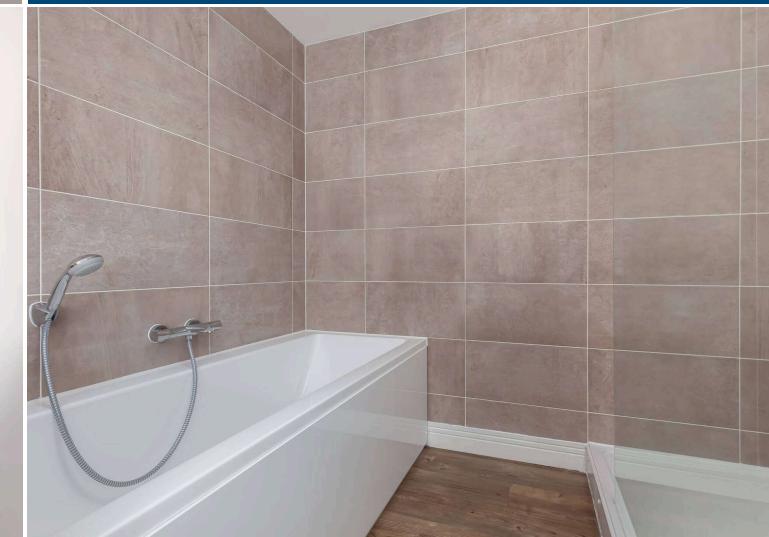




The property further benefits from gas central heating, double glazing, a double garage, driveway and large, fully enclosed garden to the rear.

Extras

All fitted floor coverings, blinds, curtains, light fittings, hob, double oven, extractor hood, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher and the 60" built-in TV within the sitting room are included in the sale price.







Location

The delightful village of Ratho is situated handily within the west boundary of Edinburgh City region, close to Edinburgh airport (2.4 miles). The City Bypass (3.3 miles) and main motorway networks (M8, M9 1.4 miles) are also within easy reach making it an ideal location for commuters.

There are several shops in the village to cater for everyday requirements in addition to the renowned Bridge Inn which overlooks the Union canal.

The property overlooks a large country park which is home to the newly opened Lost Shore Surf resort and the Edinburgh International Climbing Arena, offering several catering options for dining, coffee and a licensed bar as well as the obvious leisure opportunities.

Other leisure pursuits include Dalmahoy Country Club (1.7 miles) and Ratho Park Golf Club (1.3 miles) as well as immediate access to open countryside. The area lends itself to restful country walks and cycle rides, particularly along the Union Canal which can be accessed by footpath through the country park in front of the house. Tormain Woods lies immediately to the rear of the house and provides further recreational opportunity.

Local schooling is provided by the charming Ratho Primary and Balerno High School but there is also the option of Clifton Hall Nursery, Primary and Senior Schools privately (1.3 miles).

33 Whinstone Place, Ratho, Newbridge, Midlothian, EH28 8AD



House - Approx. Gross Internal Area - 3488 Sq Ft - 324.04 Sq M
(Including Garage)

For identification only. Not to scale. © SquareFoot 2025





VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

📞 0131 622 2626

✉️ property@vmh.co.uk

🌐 vmh.co.uk

✉️ DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.