

COULTERS®



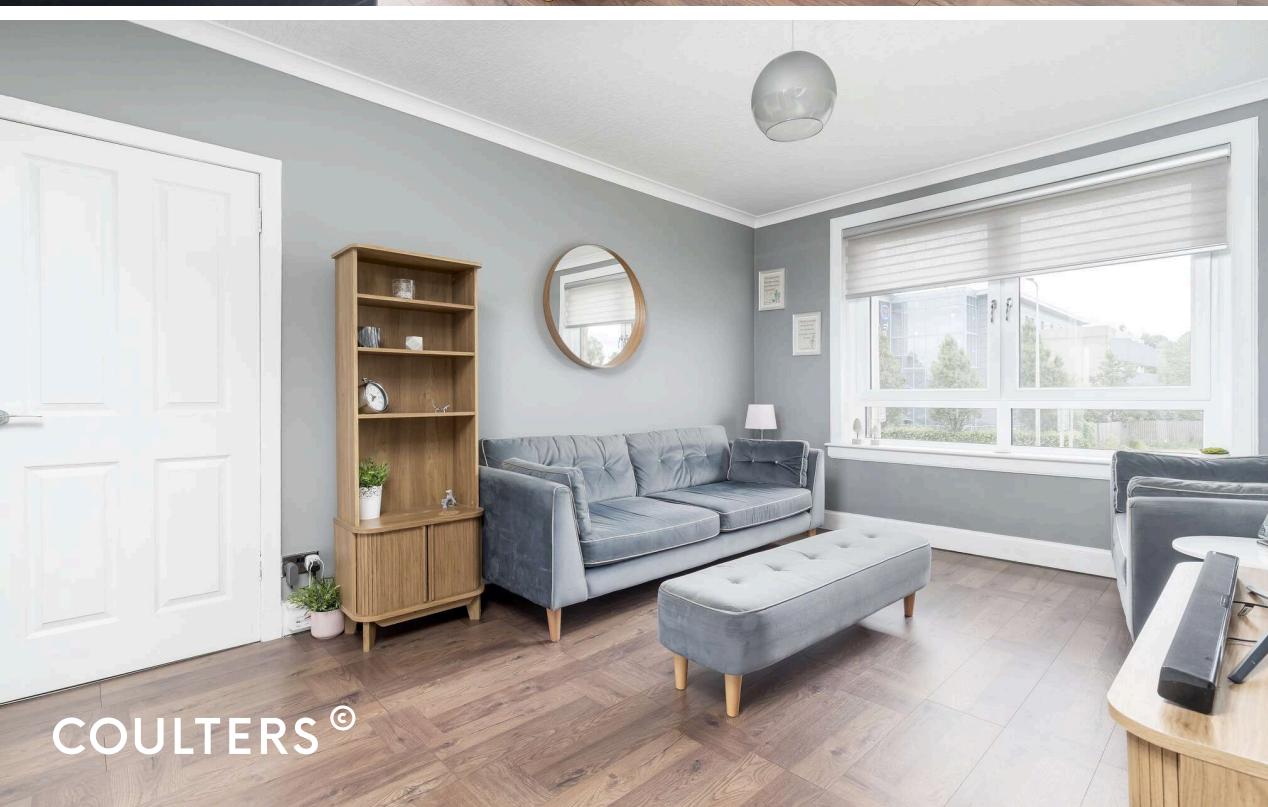
75 GLASGOW ROAD

RATHO STATION, RATHO STATION, EH28 8TA

2 BED

1 BATH

1 PUBLIC

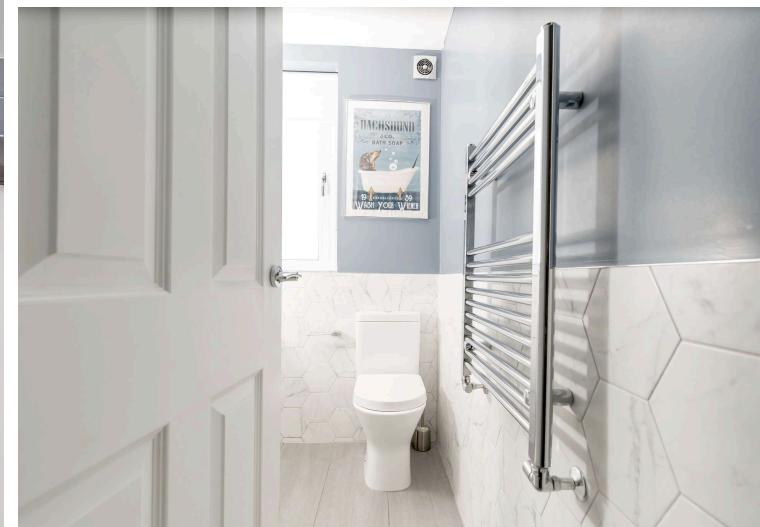


TAKE A LOOK INSIDE

75 Glasgow Road is a beautifully presented upper villa, with modern fixtures and fittings and decorated in a tasteful colour palette. The flat has been lovingly upgraded by the current owner throughout, including the addition of new windows and doors, a new fitted kitchen, carpets and a boiler. The home benefits from plenty of storage and also has a large private garden to the rear of the property. This engaging home offers well proportioned accommodation. The front door opens onto an entrance area and stair to the first floor. The sitting room has a south facing aspect and is thus flooded with natural light, whilst the attractive flooring bounces yet more light into the room.

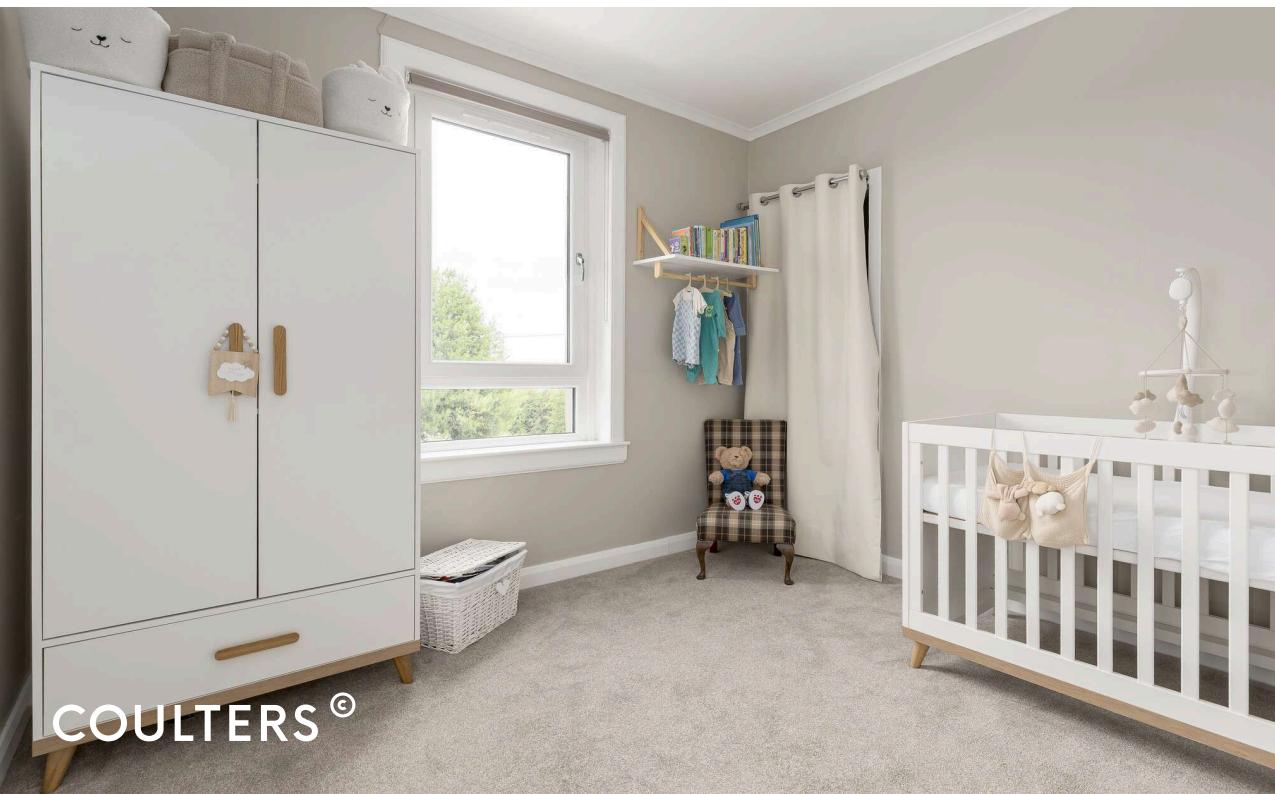
KEY FEATURES

- Beautifully presented, lovingly upgraded upper flat.
- Two attractive double bedrooms.
- Private large rear garden.
- Off and on street parking, plus groundworks for an electric car charger.
- Situated in the Ratho Station area of Edinburgh.
- Well situated with easy access to the A8, M8, M9 and Airport.
- EPC Rating - C
- Council Tax Band - B



To the rear is an attractive, generously sized fitted kitchen with wall and base mounted cabinetry which incorporates a lovely dual fuel 7 burner range cooker, fridge/freezer and washing machine. In the corner there is an additional storage cupboard.

There are two double bedrooms, both with cupboards and further additional sizeable storage spaces mid-stair level. The sleek, contemporary shower room completes the internal accommodation, fitted with a shower cubicle, WC, wash hand basin and heated towel rails with stylish hexagonal tiling around the sanitary ware. Heating and hot water is provided by gas central heating and there is double glazing. Externally there is a large area of garden ground, mainly laid to lawn, along with a stone chipped area for parking next to it. We understand groundworks have also been completed in preparation for an electric car charging point. There is also on-street parking to the front of the property.



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THE LOCAL AREA

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.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

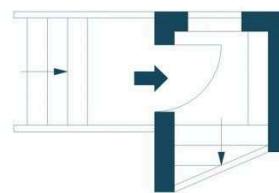
HOME REPORT VALUATION: £165,000



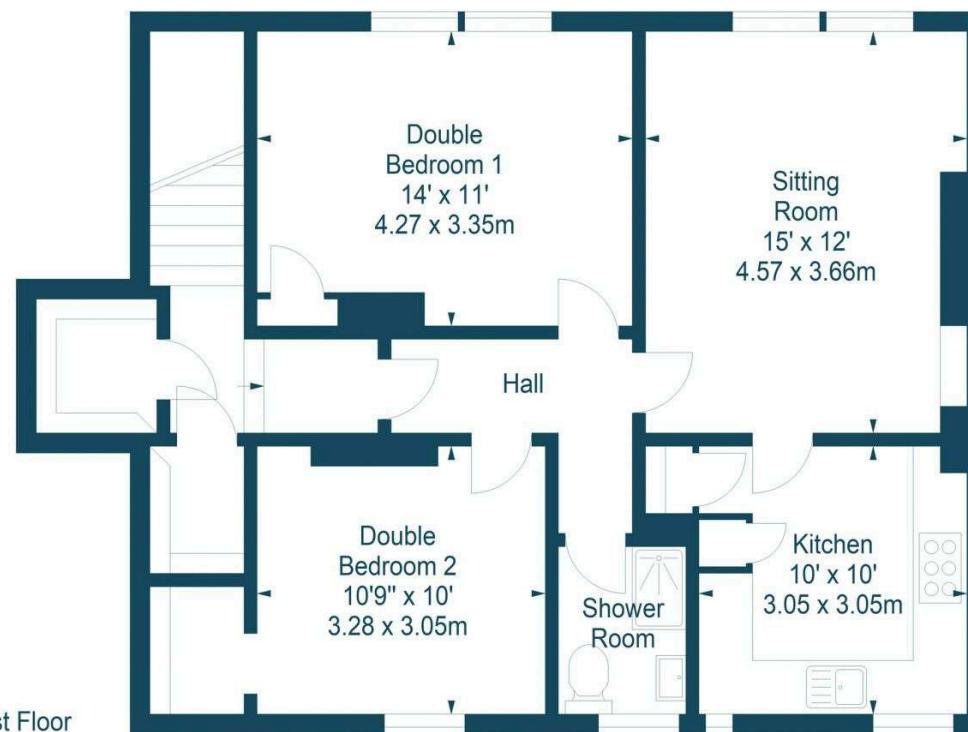
Glasgow Road,
Ratho Station,
Newbridge,
Midlothian, EH28 8TA



Approx. Gross Internal Area
817 Sq Ft - 75.90 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground
Floor
Entrance



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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.