

**45 Station Road
Newbridge EH28 8PT**

Offers Over £175,000

- Large living/dining room
- Kitchen
- Two double bedrooms
- Shower room fitted with two-piece suite and shower
- Large attic space
- Double glazing
- Garden to front and rear
- Free on-street parking

**Council Tax Band: E
Tenure: Freehold**



Mid Terraced Cottage

This mid-terraced cottage presents an excellent renovation opportunity and offers fantastic potential for those looking to create a charming home. With generous living space and private gardens to both the front and rear, the property also benefits from convenient links to the city centre. **Please note: the property is strictly sold as seen, with no warranties provided for any systems.**

The accommodation includes a spacious open-plan living and dining area, ideal for relaxing or entertaining family and friends. The kitchen is fitted with wall and floor units and provides access to a large, fully floored attic, offering superb scope for future development—subject to the necessary planning permissions. There are two well-proportioned double bedrooms, one of which features built-in storage. The shower room is fitted with a two-piece suite and an electric shower. Externally, the property enjoys gardens to the front and rear. There are shared access paths at the front and rear of the property. Free on-street parking is readily available.

Ratho Station is a popular commuter village just six miles west of Edinburgh, offering excellent transport links via the A8, M8, and M9, along with easy access to Edinburgh Airport. Local amenities include everyday shopping options and Hillwood Primary School, with larger retail and leisure facilities available nearby at Corstorphine and The Gyle. The area provides a peaceful, community-focused environment with nearby scenic walks, the Union Canal, and Ratho Marina offering outdoor leisure opportunities. With strong transport connectivity and a welcoming village feel, Ratho Station remains a sought-after location for families and commuters alike.

Viewing by appointment on 0131 337 1800



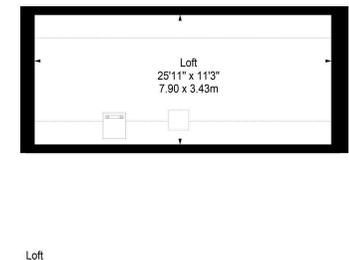
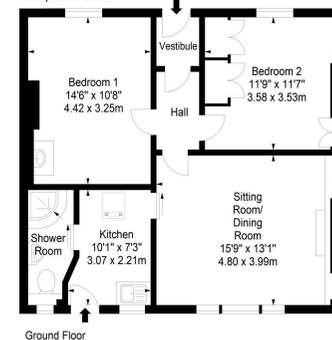
Station Road,
Ratho Station,
Newbridge,
Midlothian, EH28 8PT

 SquareFoot

Approx. Gross Internal Area
681 Sq Ft - 63.26 Sq M

Loft
Approx. Gross Internal Area
252 Sq Ft - 27.13 Sq M

For identification only. Not to scale.
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