





Fantastic Main Door Upper Flat With Stunning Views Of The Pentland Hills, Large Rear Garden and Schooling Nearby!

in the catchment of Balerno High School with transport provided and a short distance to the Gyle Shopping Center and Hermiston Gait.

Derrick Mooney and RE/MAX Property brings this Two Bedroom Property to the market situated in Hillview Cottages, Ratho, EH28 8RF. Comprising: Entrance Hall, Lounge, Kitchen, two double Bedrooms and Three-Piece Bathroom. The property benefits from ample storage, a large floored attic, driveway, double glazing and gas central heating.

No Factor Fees

Freehold Lease

The Home report can be downloaded from the RE/MAX website:<https://rem.ax/3SmXrZX>

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Nestled in the picturesque Ratho Village, west of Edinburgh, this idyllic locale boasts a vibrant community, with top-notch educational institutions like Ratho Primary School and Balerno Secondary School nearby. Enjoy leisure at The Lost Shore Surf Resort is opening Autumn 2024, Ratho International Climbing Arena and Ratho Park Golf Club, complemented by charming eateries like The Bridge Inn, and further local shops. Located on the banks of the Union Canal, green spaces abound, inviting tranquillity. Effortless commuting is facilitated by well connected transport links – a myriad of bus routes to Edinburgh and surrounding areas, and easy access to major roads. Ratho village harmoniously blends recreation and convenience, making it an ideal setting for families seeking balanced and enriching lifestyle.

Hallway

8' 7" x 3' 4" (2.61m x 1.01m)

Enter through the front door and the staircase leads to the Hallway with access to the Lounge, Kitchen, two double Bedrooms, Bathroom, spacious built-in cupboard and large floored attic space with electricity. There is one central light fitting, painted walls, one side facing window, one radiator and carpet flooring.

Lounge

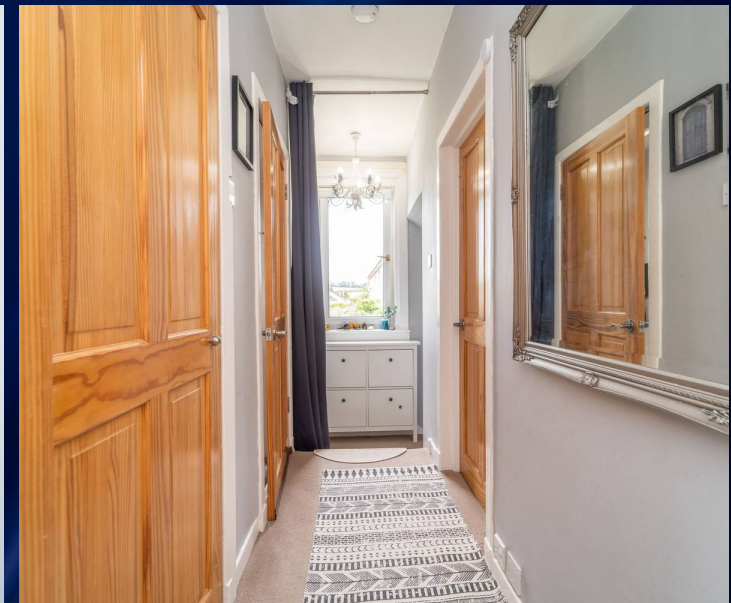
14' 7" x 13' 3" (4.44m x 4.04m)

Generous sized Lounge with flexibility to change the feature wall, space for dining, and there is a large front facing window. Around the room there is one central light fitting, painted walls, one radiator and carpet flooring. There is access to the second Bedroom and the Kitchen.

Kitchen

11' 9" x 5' 7" (3.58m x 1.71m)

Kitchen comprising of: Fitted wall and base units, worktops, extractor hood, space for white goods, integrated 4 burner gas hobs, fan oven, integrated dishwasher and a stainless-steel sink with mixer tap. There is spotlighting, tile and painted walls and vinyl flooring. Additionally, the boiler is situated in the Kitchen, and there is a front and side facing window.



Bedroom 1

12' 6" x 12' 3" (3.82m x 3.74m)

Spacious double Bedroom as you enter with a large built-in cupboard, a rear facing window with garden views and space for storage around the room. There is one central light fitting, wallpapered walls, one radiator and carpet flooring. The built-in cupboard can be used as a home office or a wardrobe.

Bedroom 2

12' 6" x 9' 1" (3.82m x 2.76m)

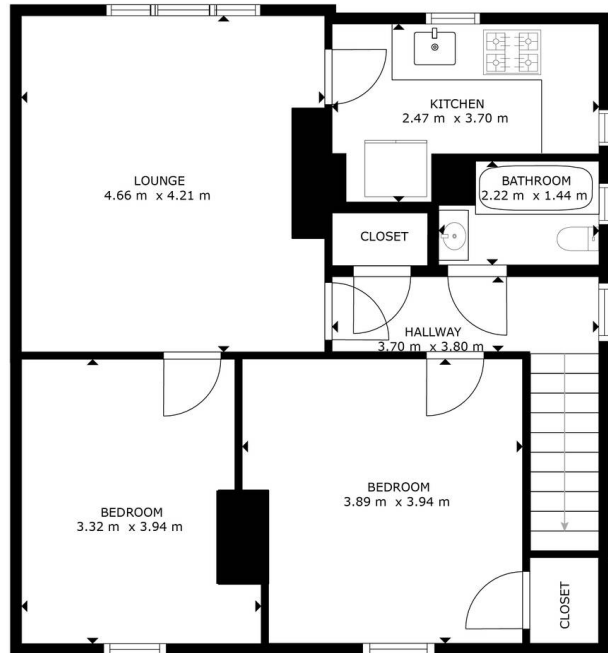
Double Bedroom located off of the Lounge with a shelved alcove and a window facing the rear of the property. Around the room there is one central light fitting, painted and wallpapered walls, one radiator and carpet flooring.

Bathroom

8' 0" x 4' 8" (2.43m x 1.42m)

Three-piece Bathroom comprising of: Toilet, sink with mixer tap, and a bath with an electric overhead and handheld shower. Around the room there is one central light fitting, a side facing opaque window, tiled wall coverings and vinyl flooring.



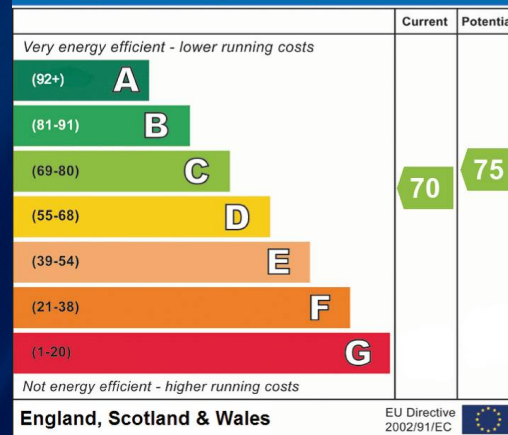


FLOOR PLAN

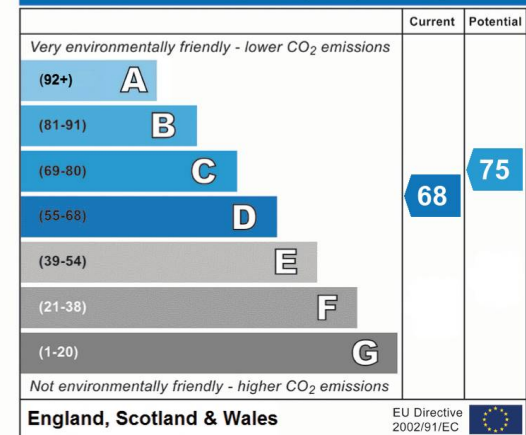
GROSS INTERNAL AREA
FLOOR PLAN: 68 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating





RE/MAX Property

Remax Property, Remax House – EH54 6TS

01506 418555 • info@remax-livingston.net • www.remax-livingston.net



Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.