



20 Hallcroft Park, Ratho

Offers Over £245,000





Ratho is a lovely country Village only 8 miles West of Edinburgh City Centre making it an extremely attractive destination for commuters and is particularly sought after for its scenic setting and outdoor attractions. Local Leisure facilities include the Edinburgh Climbing Arena, soft play, gym and cafe facilities. The recently opened Lost Shore Surf Resort is also nearby along with Ratho Park Golf Club and the Dalmahoy Hotel & Country Club. The Water of Leith Union Canal and the popular award winning Bridge Inn Restaurant & Pub are all within close proximity.

This immaculately presented Three bedroom semi-detached house offers a superb opportunity for those seeking a home in truly turn-key condition, ready to move into and enjoy immediately. As you step through the front door a welcoming entrance hall sets the tone for what lies ahead providing a warm and inviting introduction to the home. To the front you are greeted by an elegantly presented Lounge, finished with solid wood flooring that complements the modern decor and creates a warm, welcoming atmosphere. The Lounge is flooded in natural light by the picture window overlooking the front garden. The elegant yet comfortable room offers ample space to relax with family creating the perfect setting for both everyday living and social occasions. The sociable Kitchen diner, located to the rear, is ideal for both every-day living and entertaining, boasting ample space for dining furniture and featuring modern cabinetry and worktops that blend style with functionality.

Ascending the staircase the upper floor reveals two generously proportioned double Bedrooms, each benefiting from built-in wardrobe storage



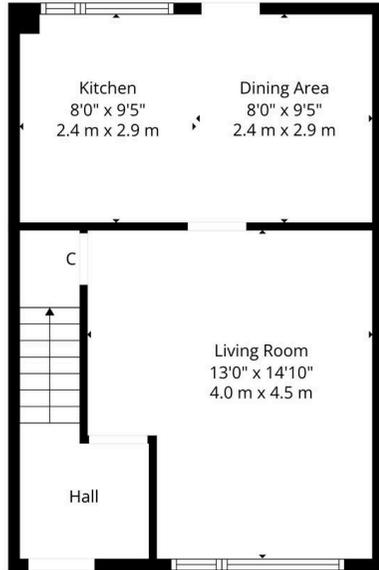
20 Hallcroft Park

Ratho, Newbridge

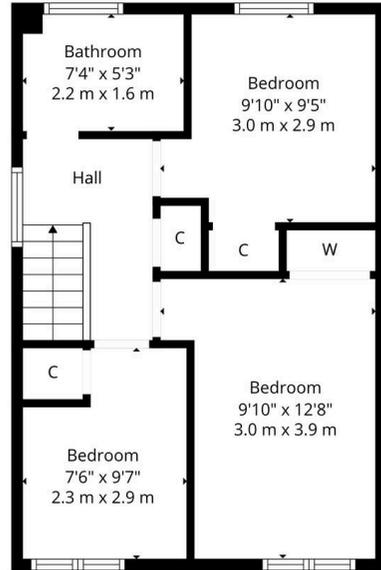
- Immaculately presented Three Bedroom Semi-Detached property in truly turn-key condition
- Elegantly presented Lounge with solid wood flooring
- Sociable Kitchen Diner with ample space for dining furniture
- Contemporary Modern Bathroom
- Two Double Bedrooms with built in wardrobe storage
- Bedroom Three well proportioned single room
- Fully enclosed South-facing rear garden offers high degree of privacy
- Spacious Tandem Driveway Parking leading to Car Port

Immaculate 3-bed semi-detached. Highlights include Kitchen/Diner, stylish Lounge, recently upgraded Bathroom. Two Double Bedrooms with built in wardrobe storage. Fully enclosed landscaped rear garden which offers high degree of privacy. Mono block driveway leading to car port. Move-in ready. Early viewing advised.





Ground Floor



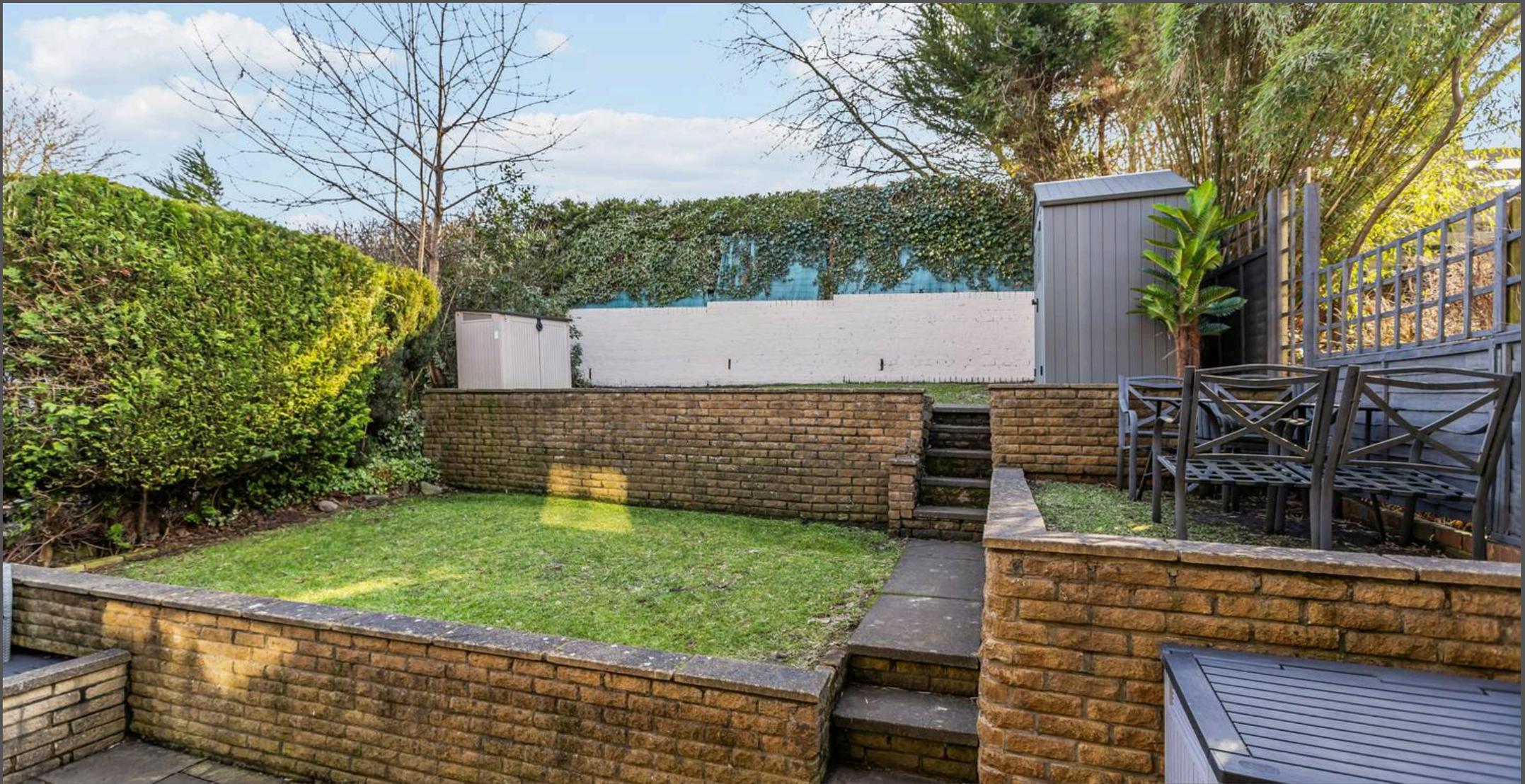
1st Floor

TOTAL: 792 sq. ft, 74 m2

Ground floor: 396 sq. ft, 37 m2, 1st floor: 396 sq. ft, 37 m2
EXCLUDED AREAS: WALLS: 65 sq. ft, 6 m2

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KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

