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Solicitors & Estate Agents  
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**Knock Tower**  
GOGARSTONE ROAD, EDINBURGH, EH28 8NN





Scenic views of Gorgar Canal & Gorgar Golf Course

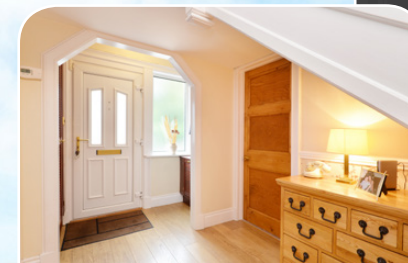
Knock Tower is situated on Gogarstone Road at the junction with Freeland Road and Roddinglaw Road close to the village of Ratho. Situated approximately six miles west of Edinburgh, the sought-after rural village of Ratho enjoys the best of both worlds. Surrounded by picturesque countryside and retaining a charming village atmosphere, residents of Ratho enjoy a real sense of community. Ratho offers a wealth of sporting and leisure activities such as tranquil walks and cycle rides along the leafy banks of the canal between Edinburgh and Falkirk. Golfing enthusiasts can enjoy a relaxed round at both Ratho Park and Dalmahoy Hotel golf courses, while thrill seekers can head to the renowned EICA, Europe's largest indoor climbing arena.

The village is well served by an excellent range of local amenities, plus a thriving community centre and health centre. Further shopping facilities are available in nearby Corstorphine and at the Gyle Shopping Centre, which offers both a Morrisons and a Marks & Spencer supermarket. The services and facilities of Edinburgh are just a short journey away. Excellent state and private schooling are available with pre and primary education provided at the well regarded Ratho Primary School, followed by secondary schooling at the nearby Balerno Community High. For younger children, the Brownies and Cubs are close at hand.

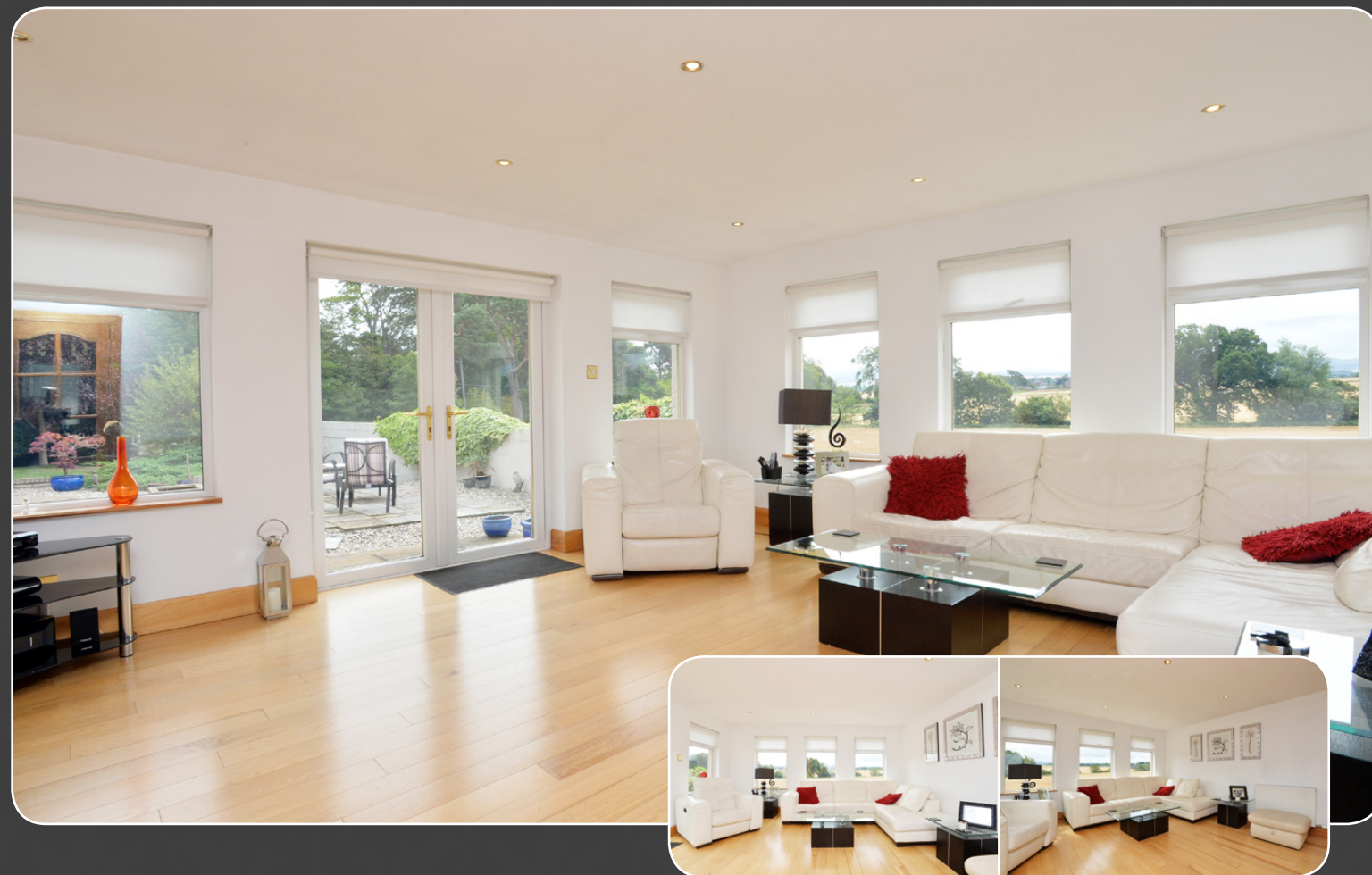
Ratho is extremely popular with commuters thanks to its close proximity to Edinburgh Airport (just four miles away) and easy access to Edinburgh City Bypass and the M8/M9 motorway networks. The village is also well served by public transport with regular bus services into Edinburgh city centre and beyond.



*Knock Tower, Gogarstone Road*







## *Sitting Room & Lounge*



Internally the property is heavily focused towards offering fantastic living and entertaining space. You enter through a wide welcoming hallway which gives an immediate insight into the overall quality of the property. The dining room is located immediately to your right overlooking the front of the property. Contemporary décor and a custom integrated sideboard provide a lovely backdrop to a room which could comfortably hold an eight-seat dining table. French doors lead off the dining room into a contemporary kitchen which can also be accessed from the hallway.





*Dining Room One*



*Bed 4 / Dining Room Two*

The kitchen comprises a full range of base and wall mounted units with an induction hob, double oven and a range of integrated appliances. The kitchen offers a fantastic amount of prep and storage space. Also, accessed from the main entrance hallway, you find a simple stunning main reception room. Centred towards a stylish feature fireplace, this naturally bright room boasts ample floor space and offers tremendous flexibility. A double door to the rear of the lounge gives access to a large full-width rear extension which provides to further rooms. The first is a stunning dual aspect family room which offers fantastic views to the rear and boasts French doors opening onto the garden. The second is currently used as a less formal dining area but offers fantastic potential as a

fourth, ground floor, double bedroom. The ground floor accommodation also includes a WC and a utility space. Adjacent to the rear extension, you find access to a large games room which was originally a double garage. The space afforded gives awesome recreational space but also has the potential to be adapted as a home office or, with some further development, a stunning master bedroom suite.

Climbing the stairs, the first-floor landing gives access to the three ample bedrooms, bathroom and a loft space for additional storage. The first bedroom is a stunning dual aspect room, flooded with natural light. The bedroom boasts plenty of space for free-standing furniture alongside substantial integrated wardrobes.

The second bedroom also enjoys a dual aspect and a built-in wardrobe. The third bedroom also enjoys an integrated wardrobe and enjoys stunning views to the rear. Finally, the bathroom enjoys full tiling with a three-piece white suite and shower over bath. Externally, the property offers fantastic off street parking to the front with a large mono-blocked driveway giving access to a single garage. A mature rear garden boasts panoramic views over the surrounding countryside towards the Pentland Hills and boasts a patio, lawn and a substantial deck. For extra warmth and comfort, the property boasts oil fired central heating and double glazing. Internal inspection is a must to appreciate the superb quality of this property.



*Kitchen*





*Bedroom One*



*Bedroom One View*



*Bedroom Two*



*Bedroom Three*



*Bathroom*

*...the master bedroom is a stunning dual aspect room, flooded with natural light. The bedroom boasts plenty of space for free-standing furniture alongside substantially integrated wardrobes...*







## Property Specifications

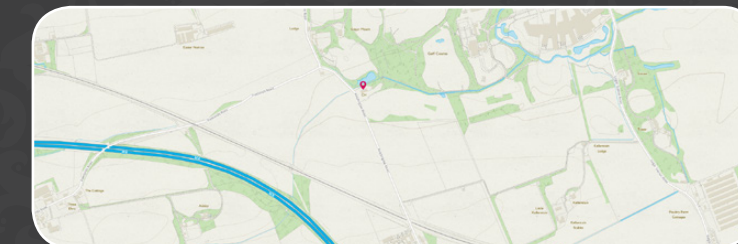
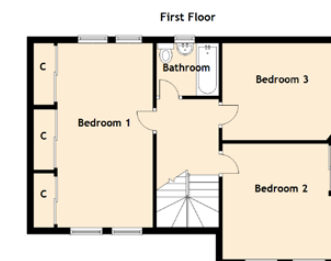
Approximate Dimensions  
(Taken from the widest point)

Lounge	5.69m (18'8") x 3.86m (12'8")
Sitting Room	5.00m (16'5") x 4.54m (14'11")
Kitchen	3.77m (12'4") x 2.96m (9'9")
Dining Room 1	4.10m (13'5") x 3.77m (12'4")
Bed 4 / Dining Room 2	4.98m (16'4") x 3.77m (12'4")
Games Room / Potential Master Suite	7.75m (25'5") x 5.72m (18'9")
Bedroom 1	5.69m (18'8") x 2.96m (9'9")
Bedroom 2	3.78m (12'5") x 3.58m (11'9")
Bedroom 3	3.79m (12'5") x 3.00m (9'10")
Bathroom	2.09m (6'10") x 1.63m (5'4")
WC	2.06m (6'9") x 1.25m (4'1")
Garage	5.25m (17'3") x 3.08m (10'1")

Gross internal floor area (m<sup>2</sup>) : 173m<sup>2</sup>

EPC Rating : E

Extras (Included in the sale)  
The curtains, blinds and light fittings are also included in the sale. The items in the games room are available by separate negotiation.







**Part  
Exchange  
Available**



Text and description  
**MICHAEL MCMULLAN**  
Surveyor



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**BEN DAYKIN**  
Designer

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