



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**50 Ratho Park Road**

RATHO, MIDLOTHIAN, EH28 8PQ

# Ratho

MIDLOTHIAN, EH28 8PQ

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.



# 50 Ratho Park Road

McEwan Fraser is delighted to present this superb three bedroom detached house to the market. The property sits on a large corner plot and has been extensively extended to offer over 140m<sup>2</sup> of accommodation over two floors. Internally, the property is in excellent condition and the space on offer gives tremendous flexibility with scope for the creation of an additional, ground floor, double bedroom if required. Externally, the property enjoys private front and rear gardens, a southerly rear aspect with panoramic views over farmland to the Pentland Hills, a detached garage and a secure driveway. Internal viewing is an absolute must to appreciate the quality and the proportions of the home on offer.

The ground floor accommodation is focused towards a spacious living room and attached dining room. The lounge itself is naturally bright with ample floor space for a range of different furniture configurations. Double doors open directly into a rear dining room which can easily seat six people in comfort. French doors further open onto a rear deck. This gives a really natural flow to the entertaining space. The extended kitchen sits adjacent to the dining room. A showstopper, the kitchen has the potential to become the true heart of the home and comprises an ample range of base and wall mounted units topped off with wooden work surfaces. The addition of a dual aspect side extension has transformed the kitchen and offers space for a breakfast table or suite of furniture. There is also a utility room and ground floor toilet/shower room.

The ground floor accommodation is completed by an extension from the hallway. Currently used for home office and exercise equipment, this space could readily be converted to offer an additional ground floor double bedroom. As this bedroom would be supported by the existing ground floor shower room, it would be perfect for an older child or someone who couldn't manage the stairs.

The first floor landing gives access to three bedrooms, family bathroom and a large loft space for additional storage. All three bedrooms are genuine double bedrooms that include integrated wardrobes. The tiled bathroom is well finished with a three piece suite and shower over bath.

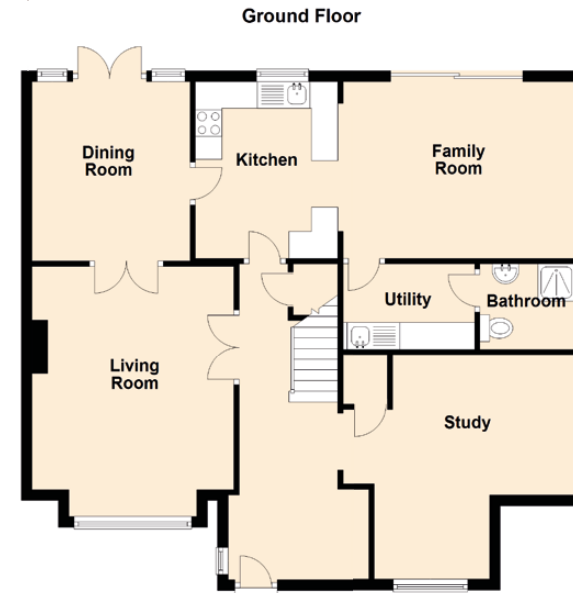
For extra warmth and comfort, there is gas central heating and double glazing throughout.





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

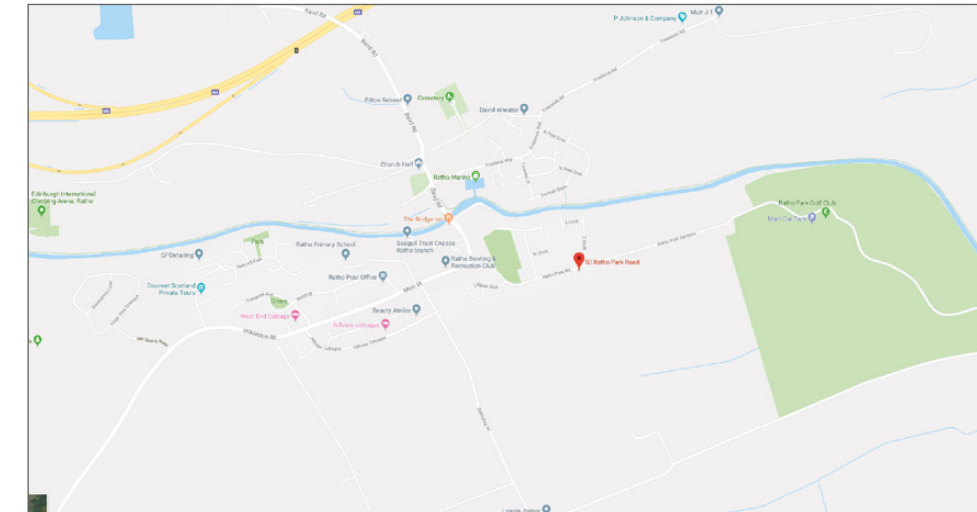
## Ground Floor

Living Room	4.60m (15'1") x 3.83m (12'7")
Family Room	4.40m (14'5") x 3.30m (10'10")
Kitchen	3.30m (10'10") x 2.70m (8'10")
Dining Room	3.35m (11') x 3.00m (9'10")
Study	4.40m (14'5") x 4.20m (13'9")
Bathroom	1.80m (5'11") x 1.60m (5'3")
Utility	2.29m (7'6") x 1.60m (5'3")

## First Floor

Bedroom 1	6.19m (20'4") x 3.03m (9'11")
Bedroom 2	4.40m (14'5") x 3.19m (10'6")
Bedroom 3	3.78m (12'5") x 2.87m (9'5")
Bathroom	1.90m (6'3") x 1.86m (6'1")

Gross internal floor area (m<sup>2</sup>): 146m<sup>2</sup> | EPC Rating: D





  
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