




McEwan Fraser Legal

Solicitors & Estate Agents

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64 Hillwood Rise

RATHO STATION, EDINBURGH, EH28 8QD



THE LOCATION

RATHO STATION

Ratho Station is an attractive rural village situated approximately six miles to the West of Edinburgh. It is surrounded by open countryside giving it a lovely country like atmosphere yet, in effect, it is only a little beyond the city boundary. Many therefore consider Ratho Station to combine the best of both worlds. Within the village are several shops providing for virtually every daily requirement. Nearer by is the shopping precinct at South Gyle where there is a large Morrisons store as well as Marks & Spencer, amongst others. There is an excellent primary school in Ratho Station and for secondary education, most pupils attend Balerno High School.

It is only a few minutes to Newbridge roundabout which gives access to the motorway network and the newly opened Park and Ride sites. Edinburgh Airport is less than five minutes away by car. Local recreational facilities include a number of easily reached golf courses, one of which is Dalmahoy. There is a recently refurbished restaurant on the canal, whilst all around are country walks. With the city of Edinburgh virtually on the doorstep, theatres, cinemas, restaurants, bars, indoor sports facilities and health clubs are all within easy reach.



64 HILLWOOD RISE

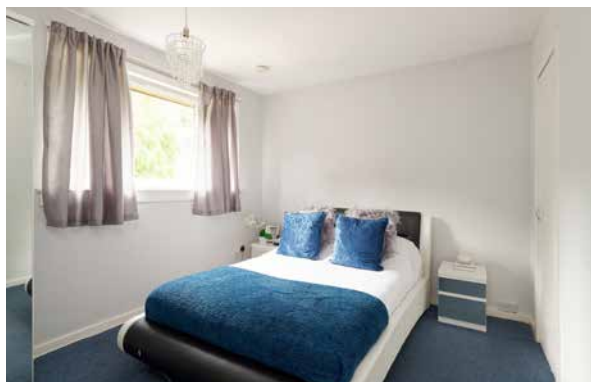
RATHO STATION

McEwan Fraser Legal is delighted to present this semi-detached two-bedroom house on Hillwood Rise in Ratho Station. The property is an ideal starter home which is presented in good order and includes an excellent south facing rear garden, off-street parking for two cars, gas central heating and double glazing throughout. Internal viewing is highly recommended.

Internal accommodation is focused toward a delightful, neutrally finished through lounge. The dual aspect makes this a bright and appealing entertaining space. There is ample room for a large suite and dining table. French doors open straight onto a rear patio with lawn beyond. The rear garden boasts a southerly aspect which gets the sun through the majority of the day. The rear-facing kitchen also opens onto the garden. Comprising a generous range of base and wall mounted units, the kitchen offers excellent prep and storage space for the aspiring chef. Gas hob, oven and fridge freezer are integrated while further space is provided for free-standing washing machine and dishwasher.

Climbing the stairs, the first-floor landing leads to two well proportioned double bedrooms, bathroom and gives access to a large loft for additional storage. The front-facing master bedroom is particularly spacious and includes integrated storage alongside ample floor space for a full range of bedroom furniture. The second bedroom also includes an integrated storage cupboard. The accommodation is completed by the bathroom which enjoys torrents of natural light and includes a three-piece white suite with shower over bath.





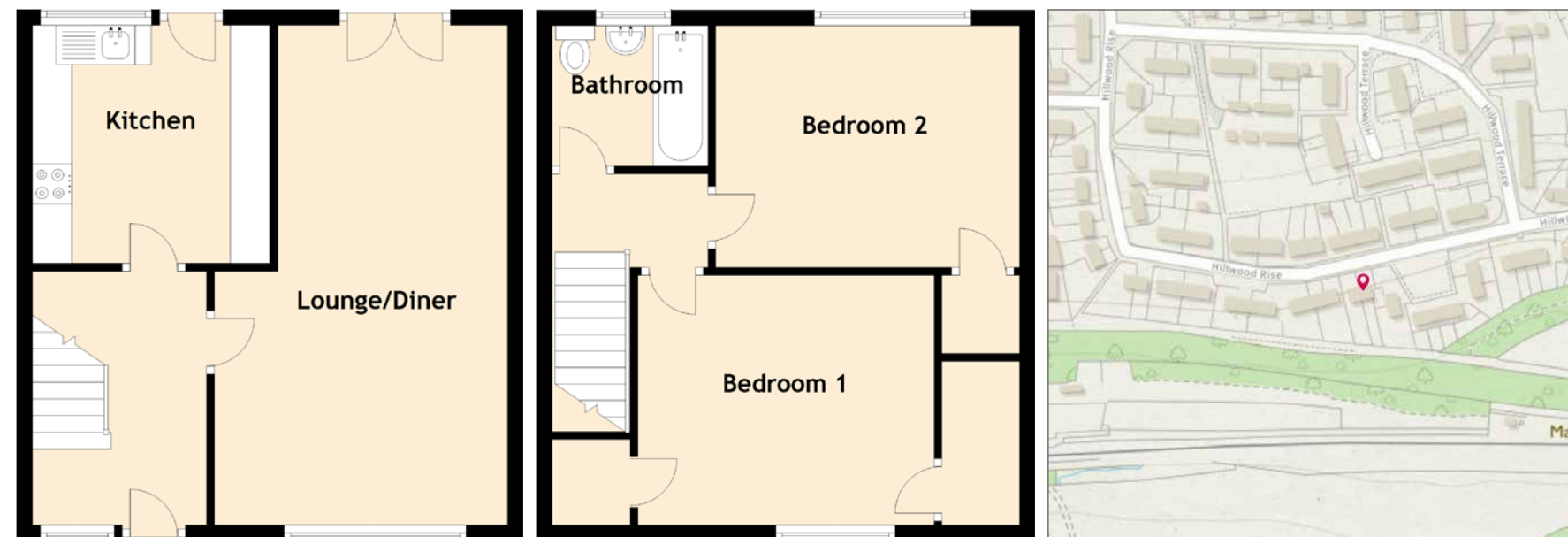
DETAILS

& SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.70m (8'10")
Bedroom 1	4.30m (14'1") x 2.80m (9'2")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")
Bedroom 3	3.90m (12'10") x 2.60m (8'7")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 174m²
EPC Rating: D





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Part
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