

# 17 North Platt Crescent

RATHO, NEWBRIDGE, EH28 8JT



*Superb five-bedroom detached villa, originally built by Cala Homes in the sought-after rural village of Ratho*



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McEwan Fraser is delighted to present this superb five-bedroom detached villa to the market. Originally built by Cala Homes, the property sits on a lovely corner plot and has been substantially upgraded beyond the builder's original specification. It is presented to the market in immaculate order throughout. Internally, the ground floor includes a large lounge, spacious family kitchen, utility room, cloakroom, and integrated storage space. Upstairs, there are four well-proportioned double bedrooms, two of which have en-suite shower rooms, a generous single bedroom and a family bathroom.

# THE LIVING ROOM



In more detail, you enter the property to find a handy entrance vestibule that is perfect for coats and muddy boots. This then opens into the main hallway which gives access to the main living room, kitchen and a fresh cloakroom with WC and wash hand basin. The lounge is on your right and boasts ample natural light and plenty of floor space for a variety of different furniture configurations. This will give the new owner plenty of flexibility to create their ideal entertaining space.

# THE KITCHEN/DINER



The kitchen is often the heart of the home and the extensive kitchen/dining/family room to the rear of the house does not disappoint. Extending nearly to the full width of the house there is ample space for a dining table and a dedicated seating area alongside a top-spec contemporary kitchen and French doors which open directly onto the large rear deck. The kitchen is comprised of a full range of base and wall-mounted units that offer excellent preparation and storage space for the aspiring chef. There is a range of integrated appliances including fridge, dishwasher, and double oven. Additional storage and laundry facilities are in an attached utility room.



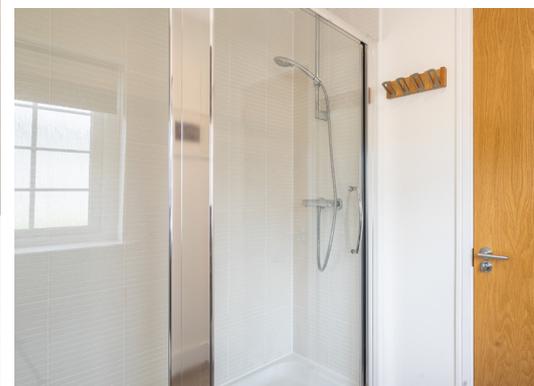


On the first floor, there is a spacious landing, storage for linen and access to the attic. There are four well-proportioned bedrooms which are all bright, airy and all allow for free-standing furniture. The three largest bedrooms boast integrated wardrobes and bedroom four has an integrated cupboard. The fifth bedroom is a large single which would be an ideal nursery or home office. Bedroom one is the obvious master and boasts fantastic floor space for a full suite of bedroom furniture and enjoys access to a crisp clean en-suite shower room. Bedroom two also benefits from a stylish en-suite shower room. The upgraded family bathroom completes the internal accommodation and enjoys partial tiling, a three-piece white suite, and a separate shower.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



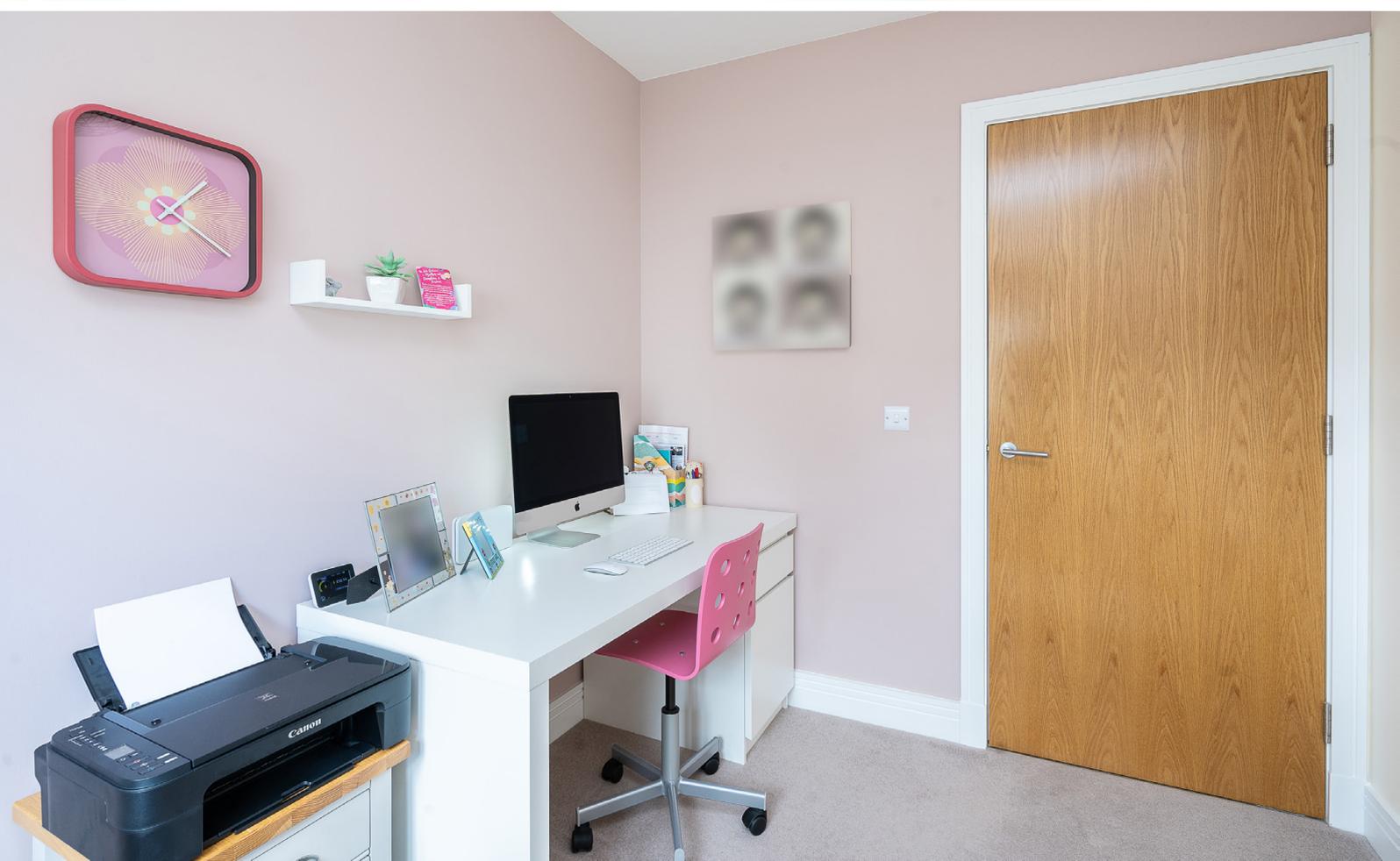
# BEDROOM 3



# BEDROOM 4



# BEDROOM 5



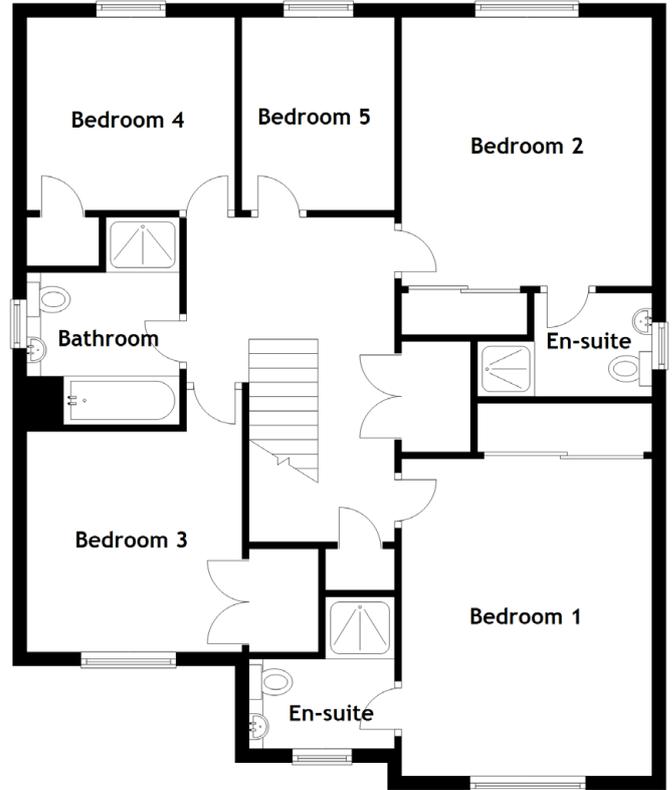
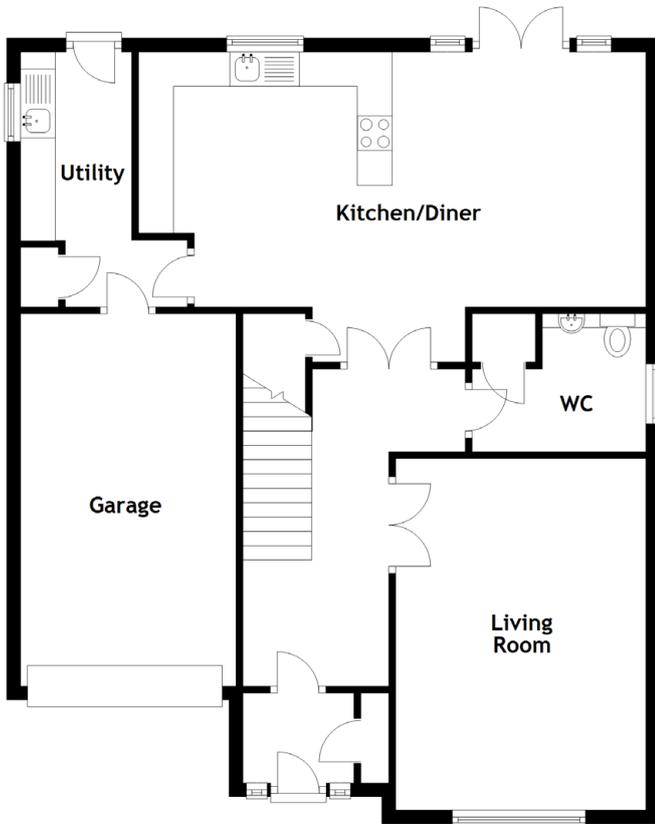
Externally, the property boasts a double driveway, integral garage and low maintenance front garden which is well screened. The enclosed rear garden has been extensively landscaped and boasts an extensive deck for entertaining, a water feature, mature flower beds and is well screened from neighbouring properties.

Early viewing is highly recommended as this stunning home will prove to be popular with professionals and families looking for a balanced lifestyle.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

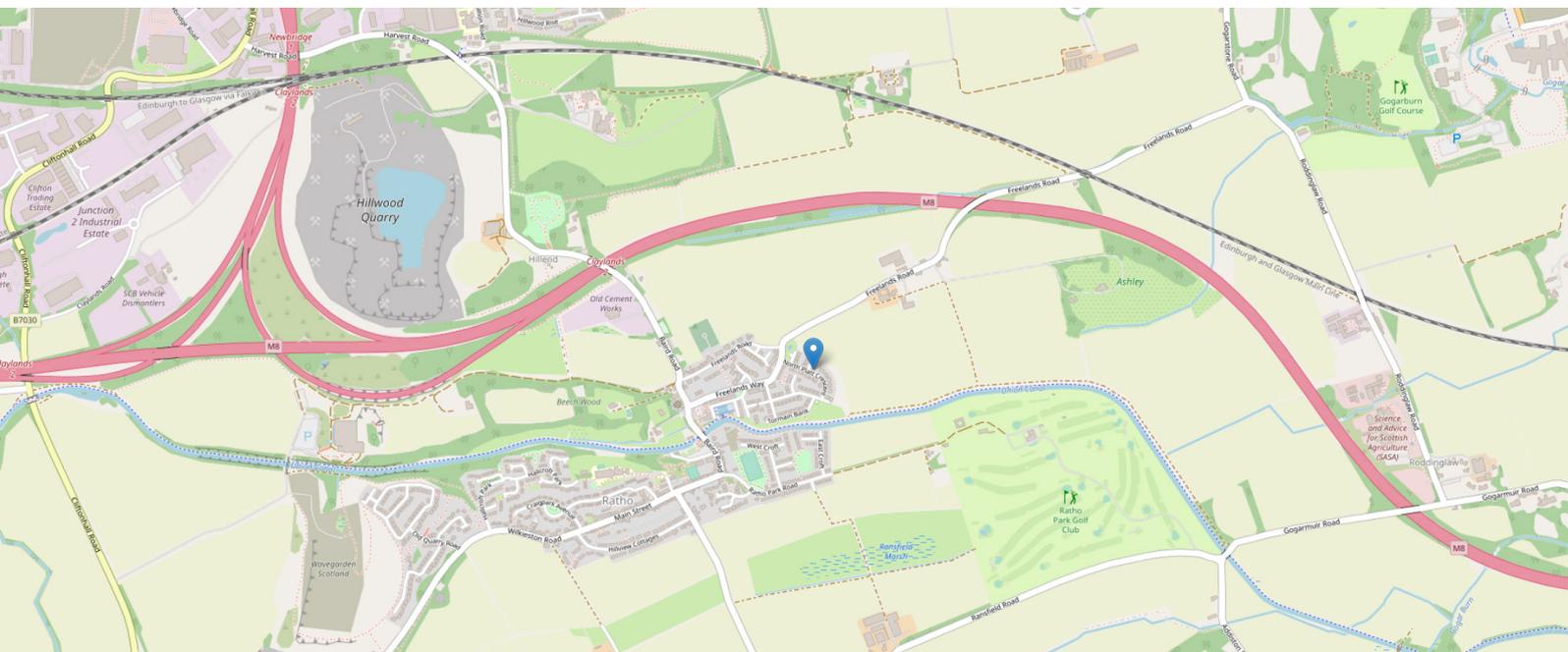


Approximate Dimensions (Taken from the widest point)

Living Room	5.10m (16'9") x 3.60m (11'10")
Kitchen/Diner	7.30m (23'11") x 4.50m (14'9")
Utility	3.50m (11'6") x 1.60m (5'3")
WC	2.50m (8'2") x 2.00m (6'7")
Bedroom 1	4.60m (15'1") x 3.60m (11'10")
En-suite	2.70m (8'10") x 1.50m (4'11")
Bedroom 2	3.90m (12'9") x 3.60m (11'10")

En-suite	2.20m (7'3") x 2.10m (6'11")
Bedroom 3	3.80m (12'6") x 3.10m (10'2")
Bedroom 4	3.10m (10'2") x 2.80m (9'2")
Bedroom 5	2.80m (9'2") x 2.20m (7'3")
Bathroom	2.20m (7'3") x 2.20m (7'3")
Garage	5.40m (17'9") x 3.10m (10'2")

Gross internal floor area (m2): 168m<sup>2</sup>  
EPC Rating: B



# THE LOCATION

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.



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