




McEwan Fraser Legal

Solicitors & Estate Agents

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25 Freelands Way

RATHO, EDINBURGH, EH28 8JZ



Ratho

EDINBURGH, EH28 8JZ

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.

25 Freeland's Way

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McEwan Fraser Legal are delighted to bring to the market this fantastic three bedroom, end terraced family home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail, the property consists of welcoming hallway with generous storage, a downstairs WC with hand basin and a toilet.

To the front, the bright and airy lounge allows for excellent furniture configurations and will easily cater for free standing furniture. The kitchen/dining comes complete with floor to ceiling units, 5-burner gas hob, hood, double electric oven, integrated fridge freezer, dishwasher and ample space for a dining table. Just off the kitchen/dining is the utility room providing space for a washing/dryer as well as storage facilities. Access to the back garden can also be found in the utility room.

On the upper level, there are three good sized bedrooms, all bright and airy and all allowing for freestanding furniture. Two of the rooms also benefit from built-in storage. The master comes complete with en-suite with walk-in shower from mains, hand basin, toilet and towel rail. There is also good storage as well as access to the attic.

The family bathroom completes the property internally with walk-in shower from mains, bath, sink, toilet and towel rail.

Externally the front garden is laid to lawn. The secure back garden is also laid to lawn but benefits from a patio area and garden shed.

The property also benefits from solar panels to the rear, gas central heating, double glazing, alarm system and two allocated parking spaces.

Early viewing is highly recommended.





Specifications

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

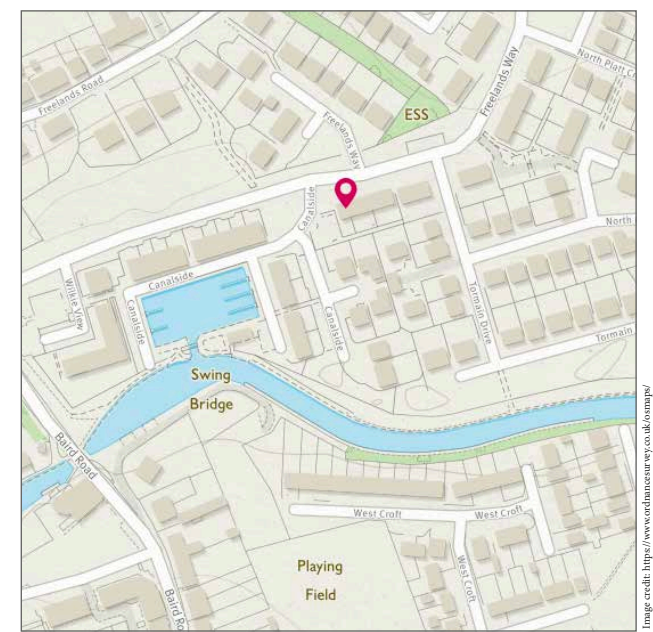
Ground Floor

Lounge	5.33m (17'6") x 3.33m (10'11")
Kitchen/Dining	4.28m (14'1") x 4.07m (13'4")
Utility	2.57m (8'5") x 2.09m (6'10")
WC	2.10m (6'11") x 1.43m (4'8")

First Floor

Bedroom 1	3.73m (12'3") x 3.71m (12'2")
En-suite	2.52m (8'3") x 1.60m (5'3")
Bedroom 2	3.35m (11') x 2.83m (9'3")
Bedroom 3	2.61m (8'7") x 2.42m (7'11")
Bathroom	2.81m (9'3") x 2.25m (7'5")

Gross internal floor area (m²): 113m² | EPC Rating: C






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**Part
 Exchange
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