

# 82 Main Street

RATHO, EDINBURGH, EH28 8RT



*One-bedroom semi-detached bungalow in Ratho,  
which is offered to the market chain free*



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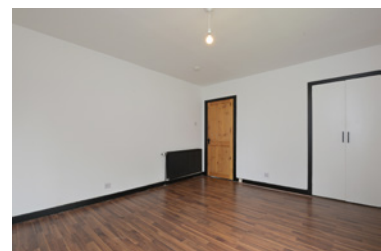
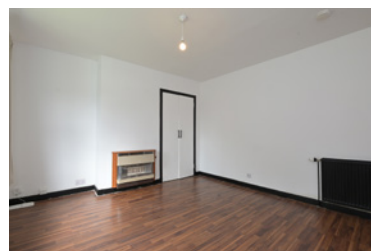
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McEwan Fraser is delighted to present the generous one-bedroom semi-detached bungalow in Ratho, which is offered to the market chain free. The property has a generous living room, a large double bedroom, a well-proportioned kitchen, a modern shower room, and a large floored loft space for additional storage. Further benefits include gas central heating, double glazing, a private front garden, and a communal rear garden. The large loft has significant long-term potential, and plans have been drawn up for a loft conversion that would provide two further bedrooms and an additional bathroom, subject to achieving planning permission.

# THE LIVING ROOM



The accommodation is focused on the room, which is bright, spacious, and finished with laminate flooring. There is plenty of space for a variety of different furniture arrangements, and a new owner will have the flexibility to create their ideal living space.

# THE KITCHEN



The separate kitchen has a good range of base and wall-mounted units that provide plenty of prep and storage space. The electric hob and oven are integrated, and there is space for further free-standing appliances. A larder also provides additional storage.

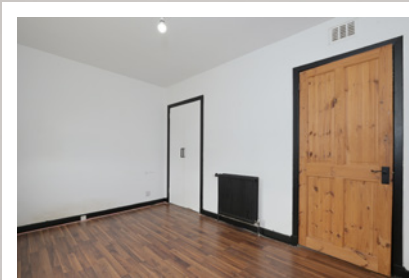






The bedroom is a large double with an integrated wardrobe and space for a range of freestanding bedroom furniture. Accommodation is completed by the shower room, which enjoys natural light and a white suite.

## THE BEDROOM



# THE SHOWER ROOM





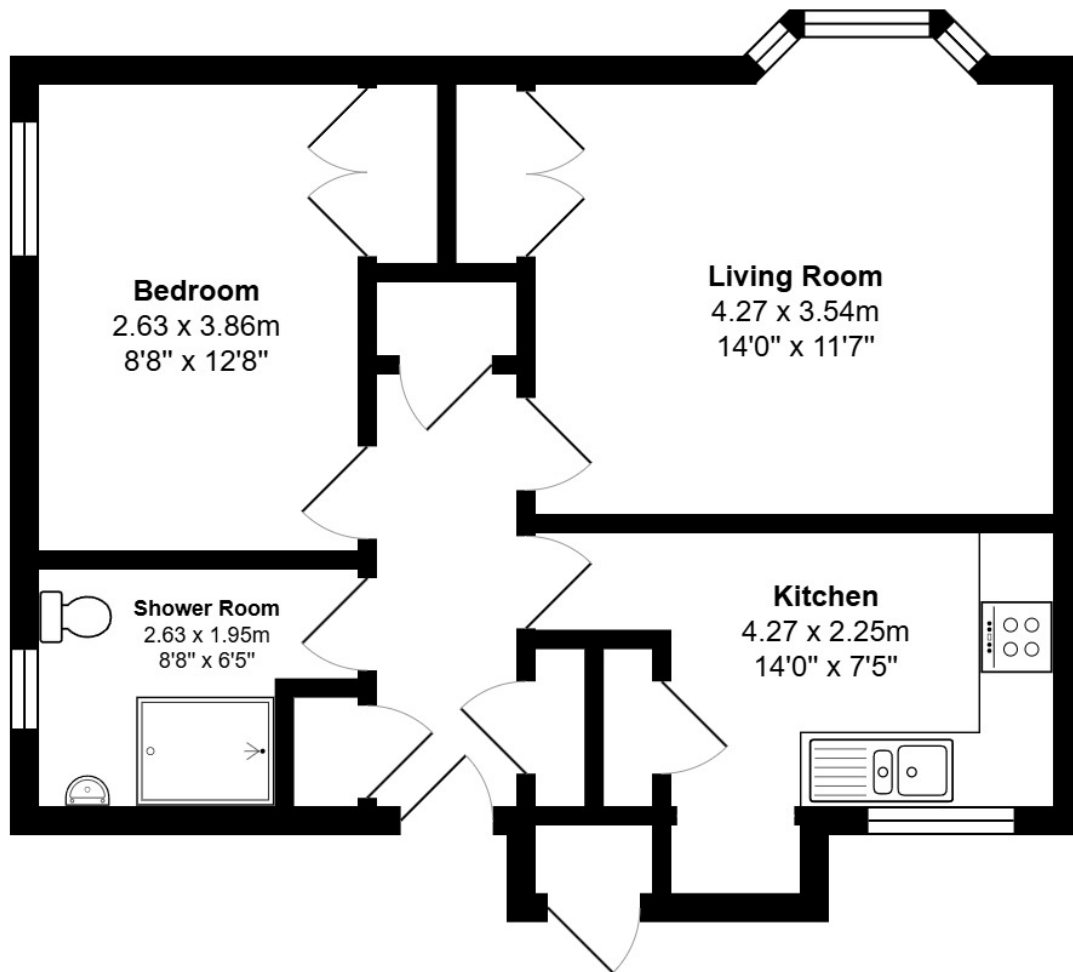
The property would make an ideal rental investment, first-time buy, or perfect downsize. Internal viewing is highly recommended.

# EXTERNALS



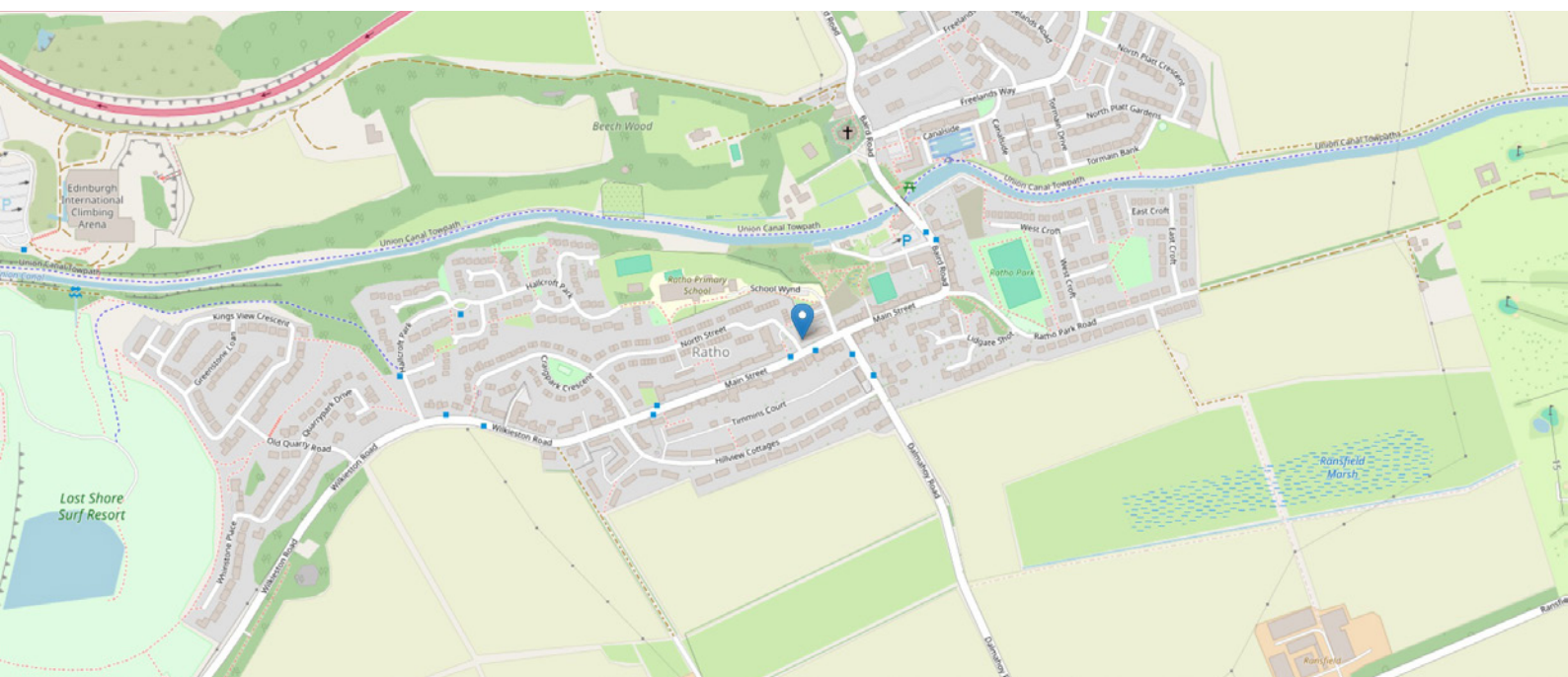


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup> | EPC Rating: D



# POTENTIAL LOFT CONVERSION



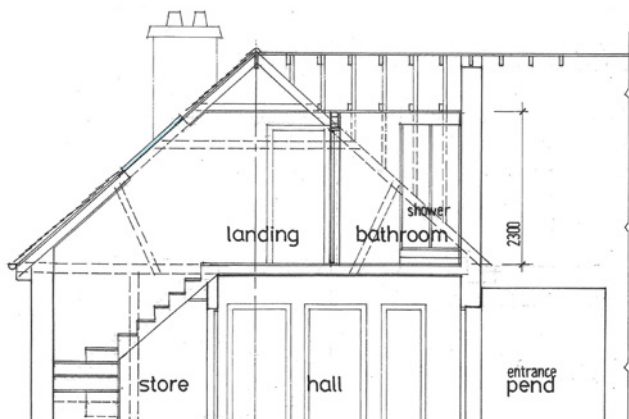
Side Elevation West



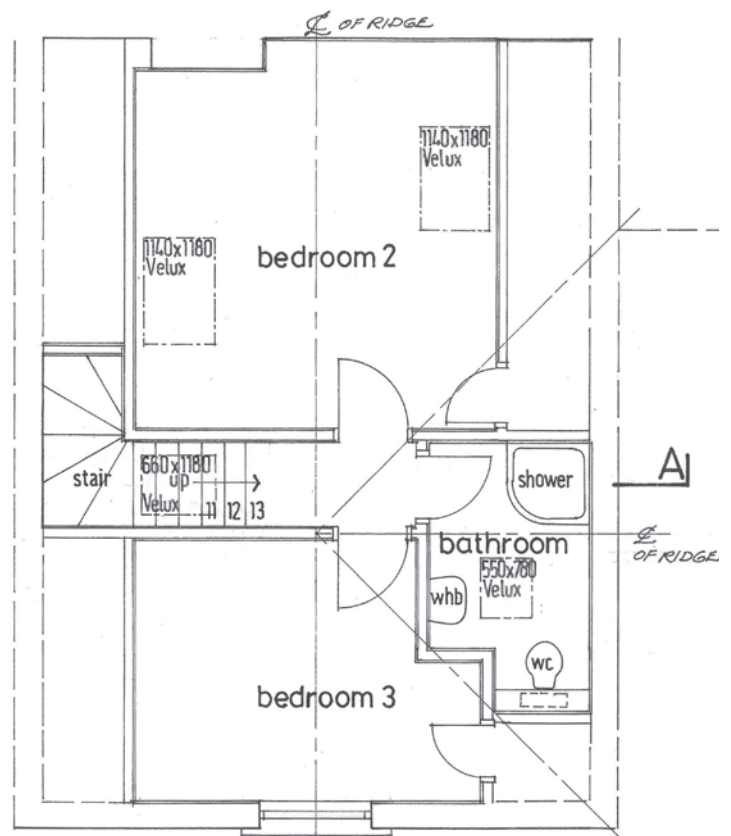
Side Elevation East



Front Elevation South



Section A-A



Proposed Floor Plan



# THE LOCATION

Nestled in the scenic countryside just seven miles west of Edinburgh city centre, the charming village of Ratho offers the perfect blend of tranquil rural living and convenient access to urban amenities. Surrounded by open farmland and rolling hills, Ratho is a picturesque and historic village that appeals to families, professionals, and retirees alike. Ratho is best known as the home of the Union Canal, providing idyllic waterside walks, cycle routes, and even boat trips, all contributing to the village's peaceful, community-focused atmosphere. The village centre features traditional stone cottages, a popular local pub, a well-regarded primary school, and a handful of independent shops and services that enhance its welcoming character.







One of Ratho's standout attractions is Edinburgh International Climbing Arena (EICA), the largest indoor climbing facility in Europe, located just on the village's outskirts. The arena also hosts a gym, café, and aerial assault course, making it a hub for outdoor enthusiasts and families.

Commuting is straightforward with quick access to the M8, M9, and Edinburgh City Bypass, while Edinburgh Airport is just a 10-minute drive away—ideal for regular travellers. A reliable bus service connects Ratho to Edinburgh and neighbouring towns, and nearby train stations at Edinburgh Park and South Gyle offer further transport options.

Ratho combines countryside charm with practical connectivity, making it an increasingly sought-after location for those looking to enjoy a village lifestyle without sacrificing access to the capital. With its mix of heritage, community, and convenience, Ratho is a hidden gem in the Lothians property market.



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