

26/3 Main Street

RATHO, MIDLOTHIAN, EH28 8RB



*SPACIOUS TWO BEDROOM GROUND FLOOR
SHARED EQUITY FLAT IN RATHO*



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McEwan Fraser Legal is delighted to present this two-bedroom shared equity ground floor flat in Ratho. The property is in walk-in condition. Inside, the property comprises of:

- Fully equipped kitchen with free-standing white goods, electric hob and oven
- Spacious living area which is bright and rear-facing
- Two spacious double bedrooms, both come with built-in storage
- Modern three-piece bathroom is spacious and is fitted with shower over bath

The property is also well equipped with storage space in the hallway.

In addition to this, the property includes off-street parking and benefits from double glazing and electric heating.





the kitchen



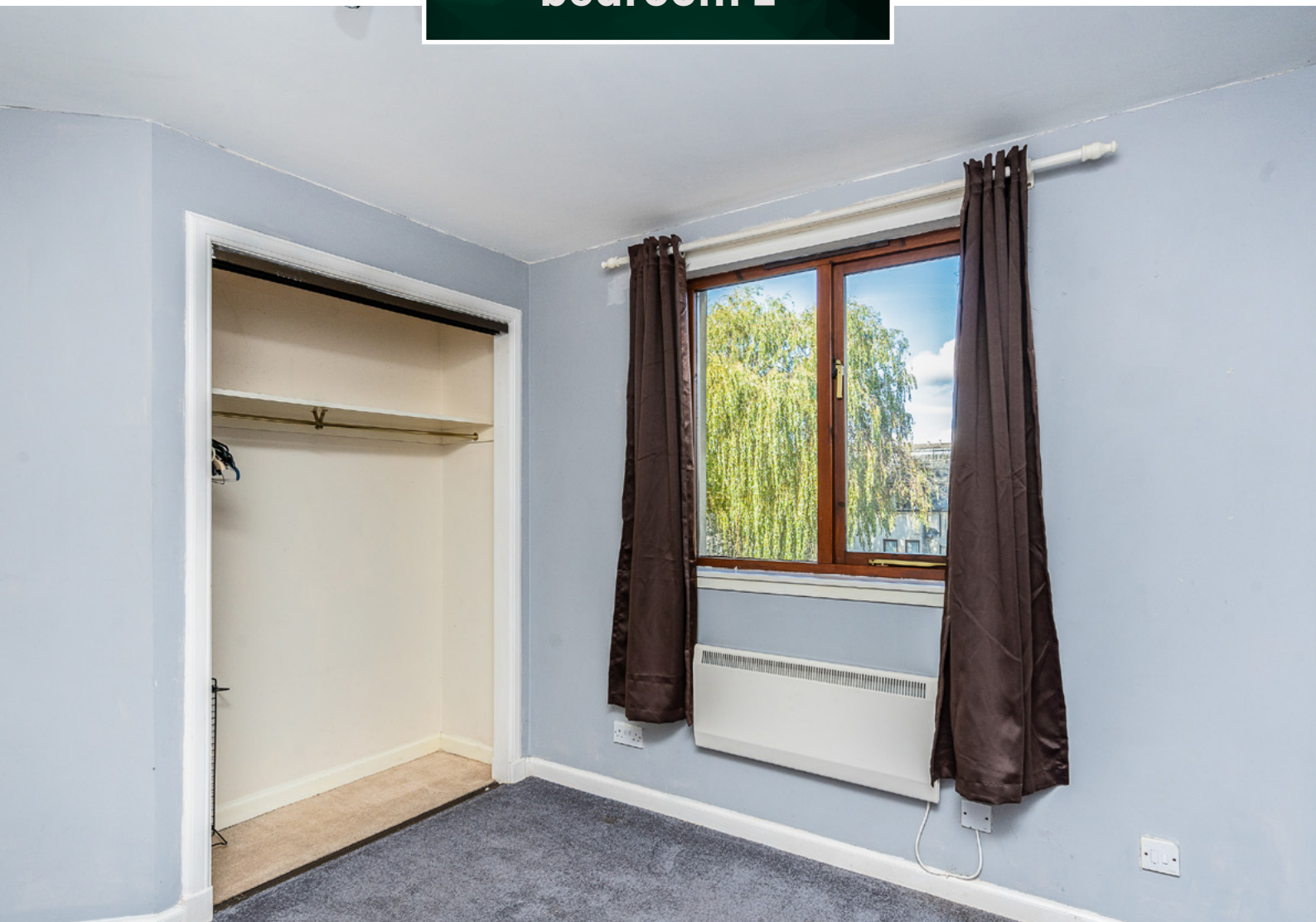


bedroom 1





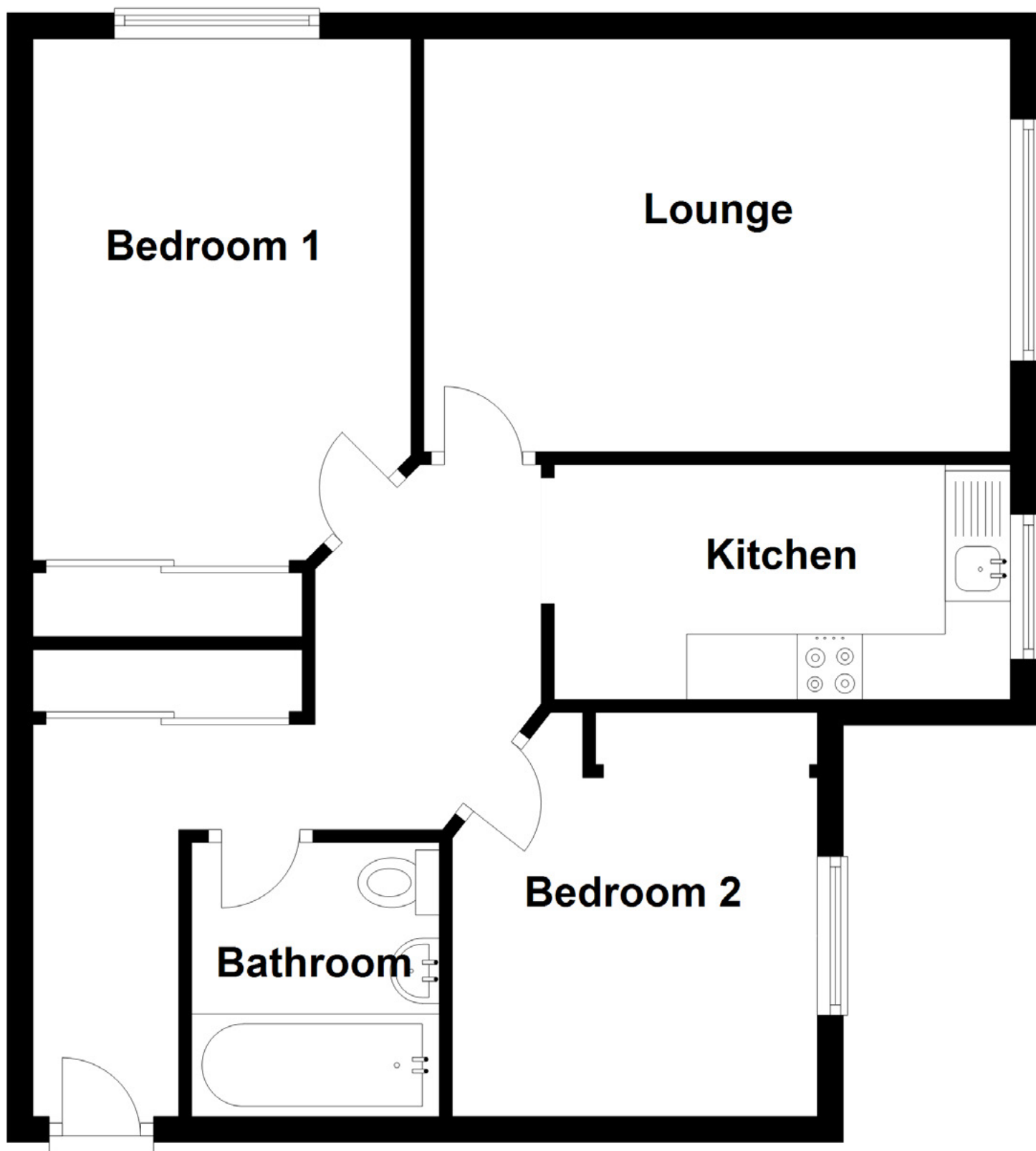
bedroom 2





bathroom





Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.17m (10'5")	Bathroom	2.10m (6'11") x 1.90m (6'3")
Kitchen	3.50m (11'6") x 1.80m (5'11")		
Bedroom 1	4.00m (13'1") x 2.90m (9'6")	Gross internal floor area (m ²): 61m ²	
Bedroom 2	3.10m (10'2") x 2.80m (9'2")	EPC Rating: C	



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. 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. Further shopping facilities are available in nearby at the Gyle Shopping Centre, which offers both a Morrisons and a Marks & Spencer supermarket. Hermiston Gait retail park with large Tesco is a ten minute drive 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. There is easy access (seven minute drive) to both Ingliston and Hermiston park and ride (free parking) and the Edinburgh tram service. There are bus services offering connections into Edinburgh, and directly into the west of Edinburgh (Slateford) and east to Livingston too, from Ratho village itself.

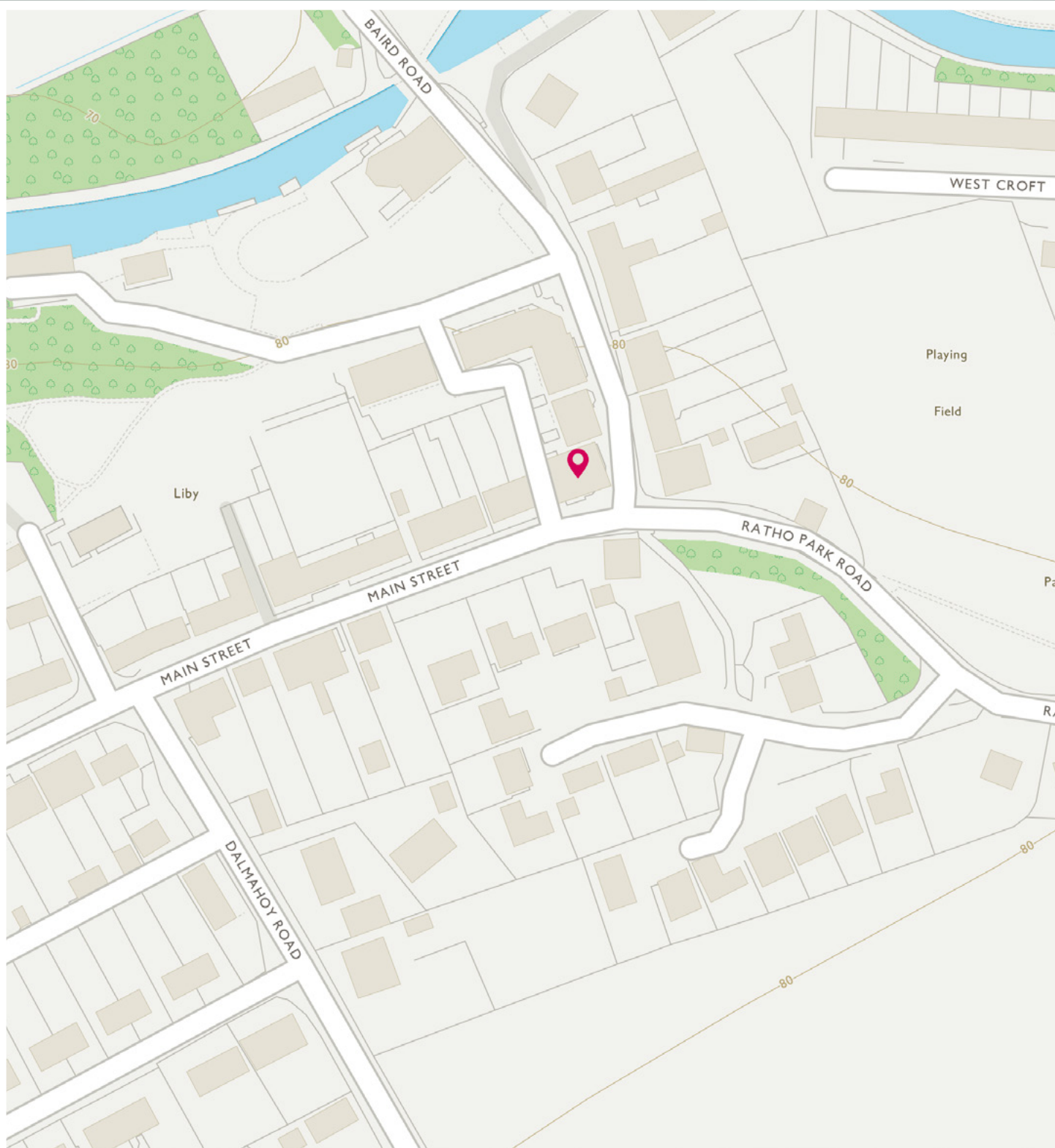


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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