

1 Craigpark Avenue

RATHO, NEWBRIDGE, EH28 8RW



*AN EXCITING OPPORTUNITY FOR BUYERS LOOKING
TO PUT THEIR OWN STAMP ON A PROPERTY*



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Located in the sought-after village of Ratho, this three-bedroom semi-detached home offers an exciting opportunity for buyers looking to put their own stamp on a property. While requiring a degree of modernisation, the house provides a solid foundation and a generous layout, making it ideal for those with a vision to design and create a home tailored to their own style.

The accommodation comprises a bright lounge, a kitchen with scope for redesign, three well-proportioned bedrooms, and a family bathroom.

The Property



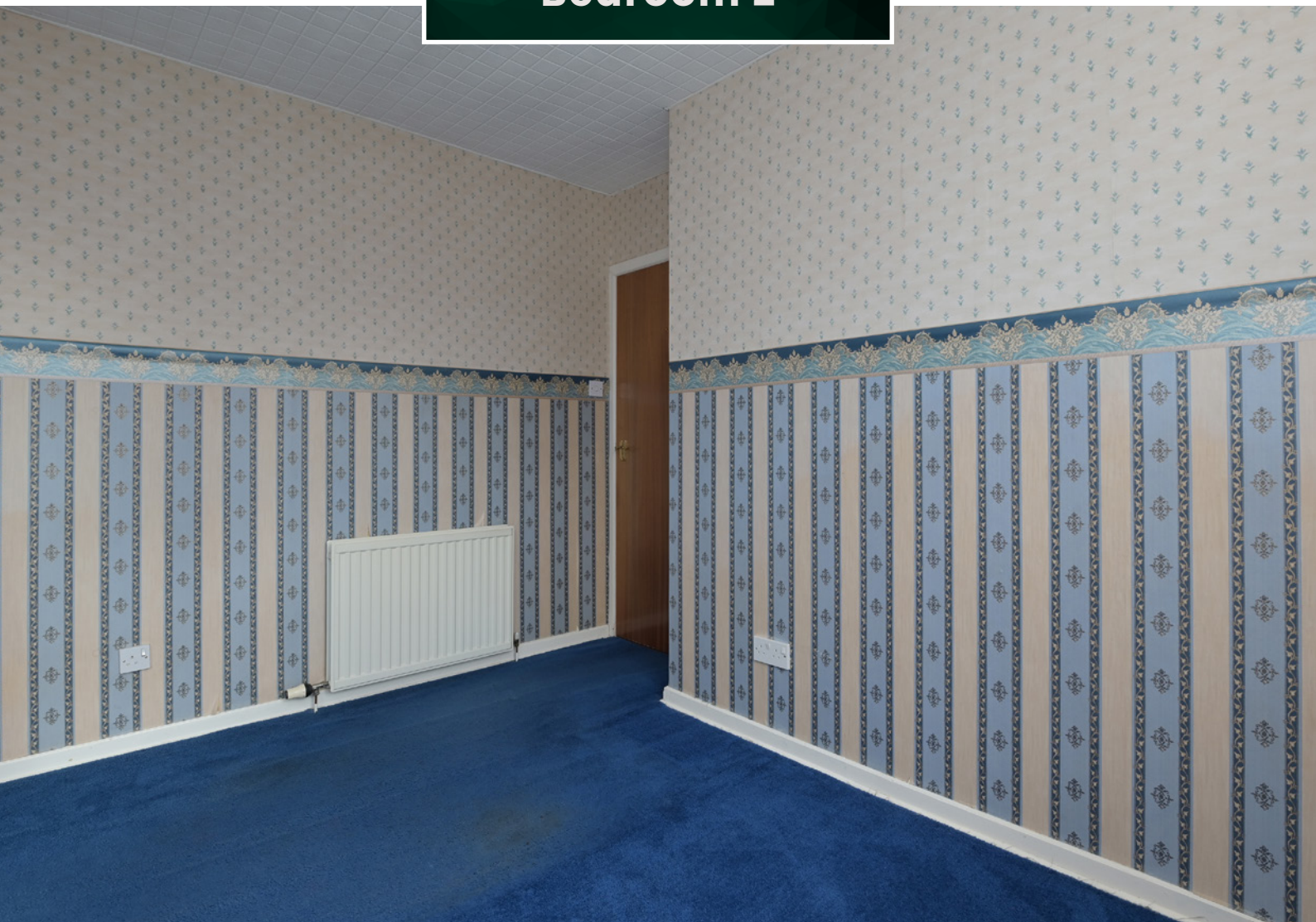


Bedroom 1





Bedroom 2

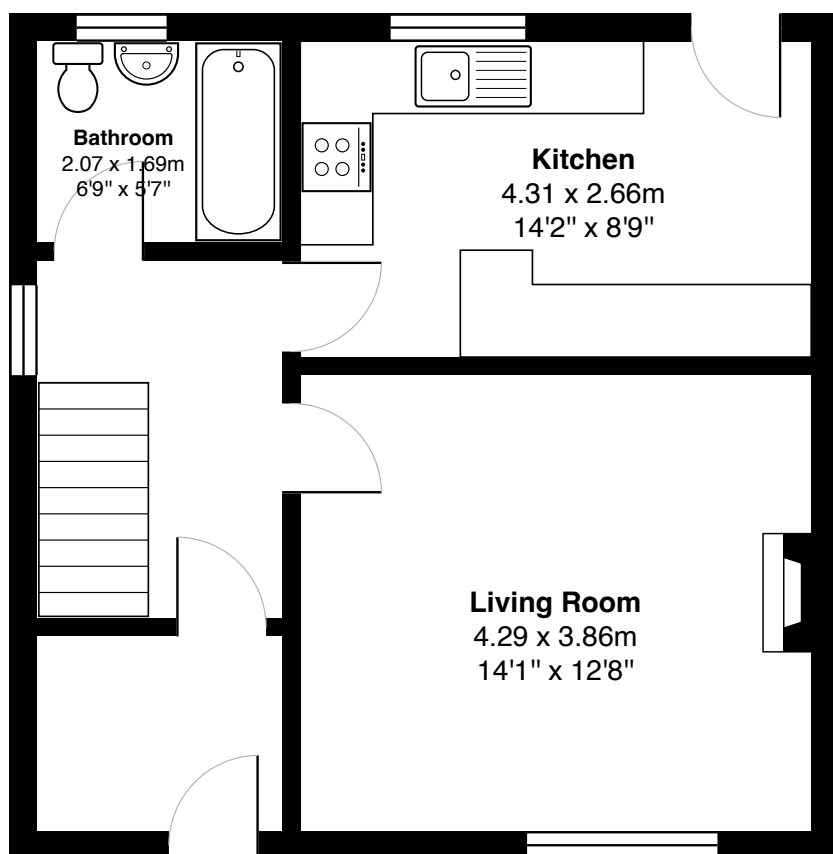
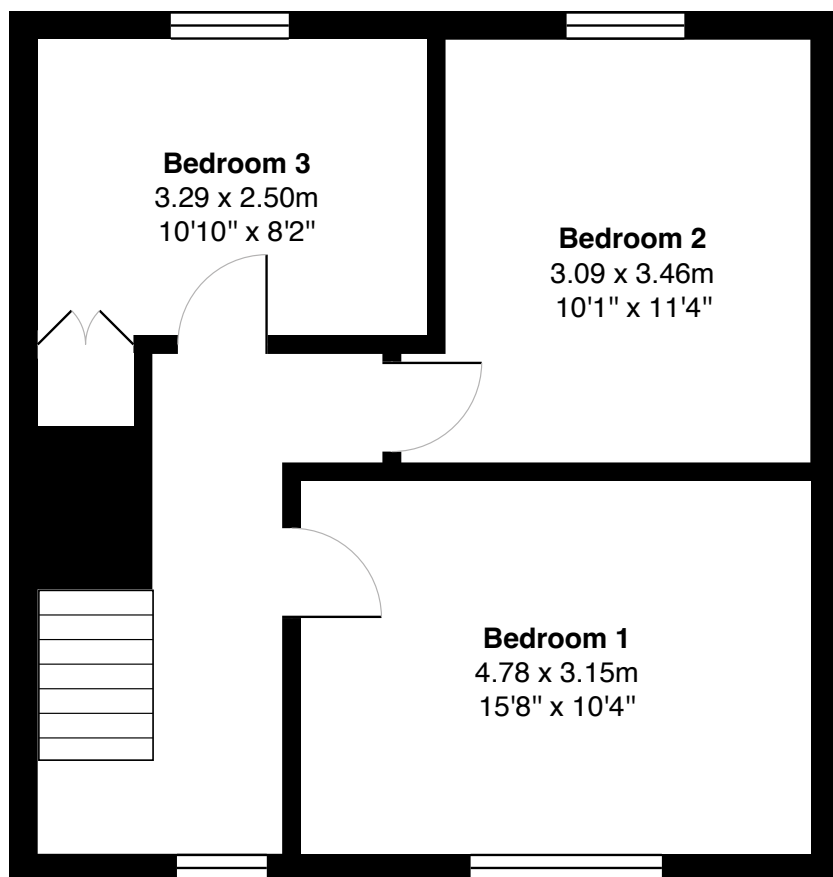




Bedroom 3







Gross internal floor area (m²): 85m²

EPC Rating: C

Outside, the property benefits from a private garden and off-street parking, with potential to further enhance the outdoor space.

Situated within easy reach of local amenities and excellent road links to Edinburgh and beyond, this home is perfectly positioned for both convenience and community living. This is a rare chance to transform a property in a desirable location into your dream home.





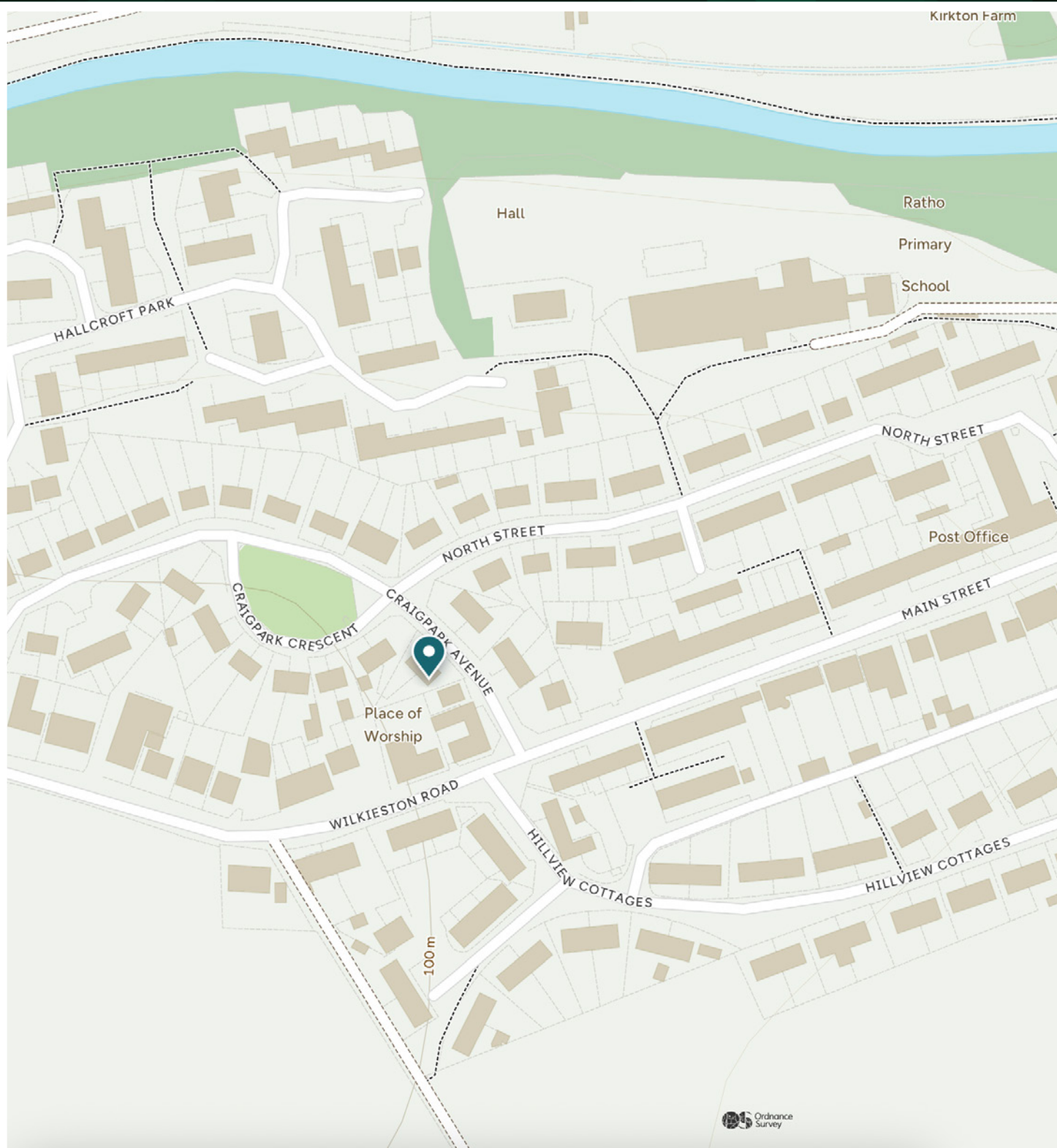
Just seven miles west of Edinburgh, Ratho blends rural charm with city convenience. This picturesque village, surrounded by rolling farmland, offers a peaceful retreat while keeping urban amenities within easy reach.

The historic Union Canal provides scenic walks and cycling routes, complementing Ratho's quaint stone cottages, friendly local pub, and well-regarded primary school. Outdoor enthusiasts are drawn to the Edinburgh International Climbing Arena (EICA), Europe's largest indoor climbing facility, featuring adventure courses and a gym.

Excellent transport links include quick access to the M8, M9 and Edinburgh Bypass, with the airport just 10 minutes away. Regular buses and nearby train stations at Edinburgh Park and South Gyle ensure seamless city connections.

Perfect for families, professionals and retirees, Ratho delivers countryside tranquility without sacrificing accessibility, making it a hidden gem in the Lothians.

The Location



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