

23 West Croft

RATHO VILLAGE, EDINBURGH, EH28 8PB



Charming three-bedroom semi-detached house which boasts a garage, a driveway, and a south-facing garden



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McEwan Fraser is delighted to present this charming three-bedroom semi-detached house which boasts a garage, a driveway, and a south-facing garden. Located in the sought-after village of Ratho, the property is presented in excellent condition and also benefits from double glazing and gas central heating.

THE LIVING ROOM

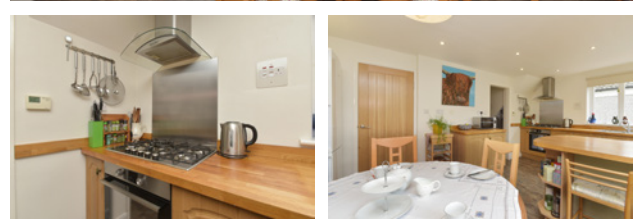


Internal accommodation is focused on a bright and spacious living room with contemporary neutral décor and a feature fireplace. There is plenty of space for a large suite and supporting furniture allowing a new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



A bright dining kitchen has a dual aspect and runs the full width of the property. The kitchen has a range of fitted units and a breakfast bar topped with wooden work surfaces. A five-ring gas hob and an electric oven are integrated. There is also space for a dining table and for additional storage.

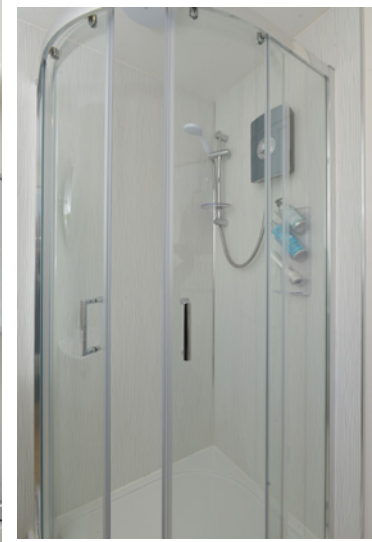




Climbing the stairs, the first-floor landing gives access to three bedrooms, a modern shower room, and a large loft for additional storage. Bedroom one is a spacious double with neutral décor and plenty of space for a full suite of freestanding bedroom furniture. Bedroom two is a further double bedroom. Bedroom three is a generous single.

The modern shower room boasts a contemporary white suite and a large shower cubicle.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

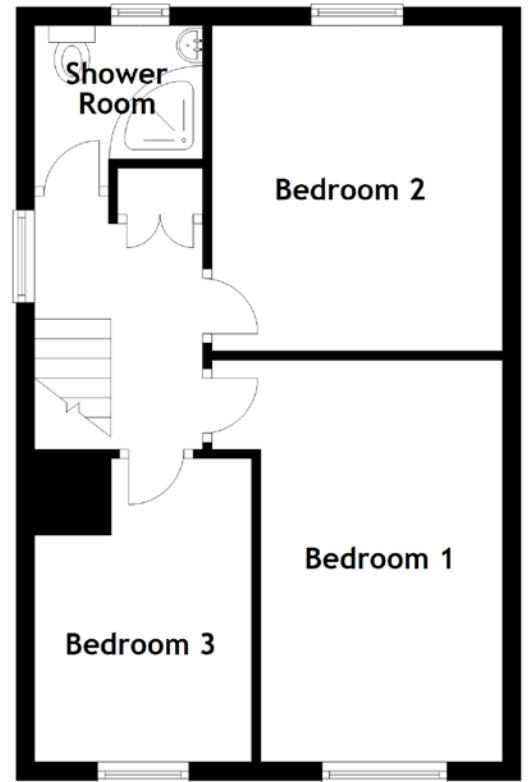
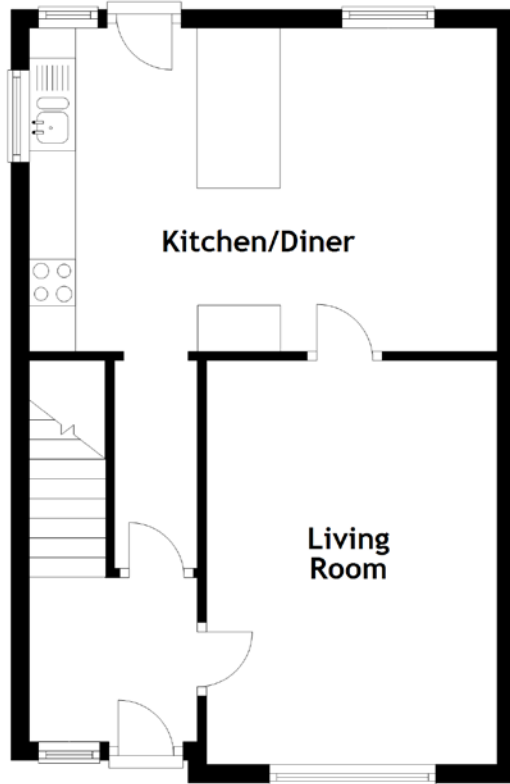
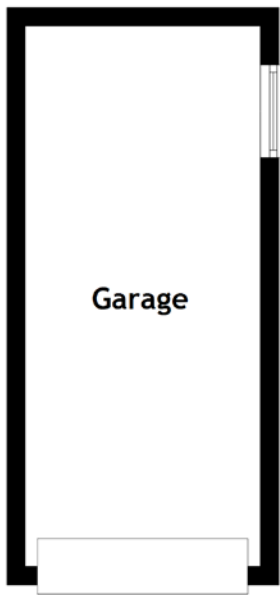


Externally, the front garden has a mature lawn, flower beds, and an established hedge. A driveway runs up the side of the house towards a single garage. The rear garden is south-facing and a perfect summer sun trap. There is a large patio, a mature lawn, and established flower beds.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



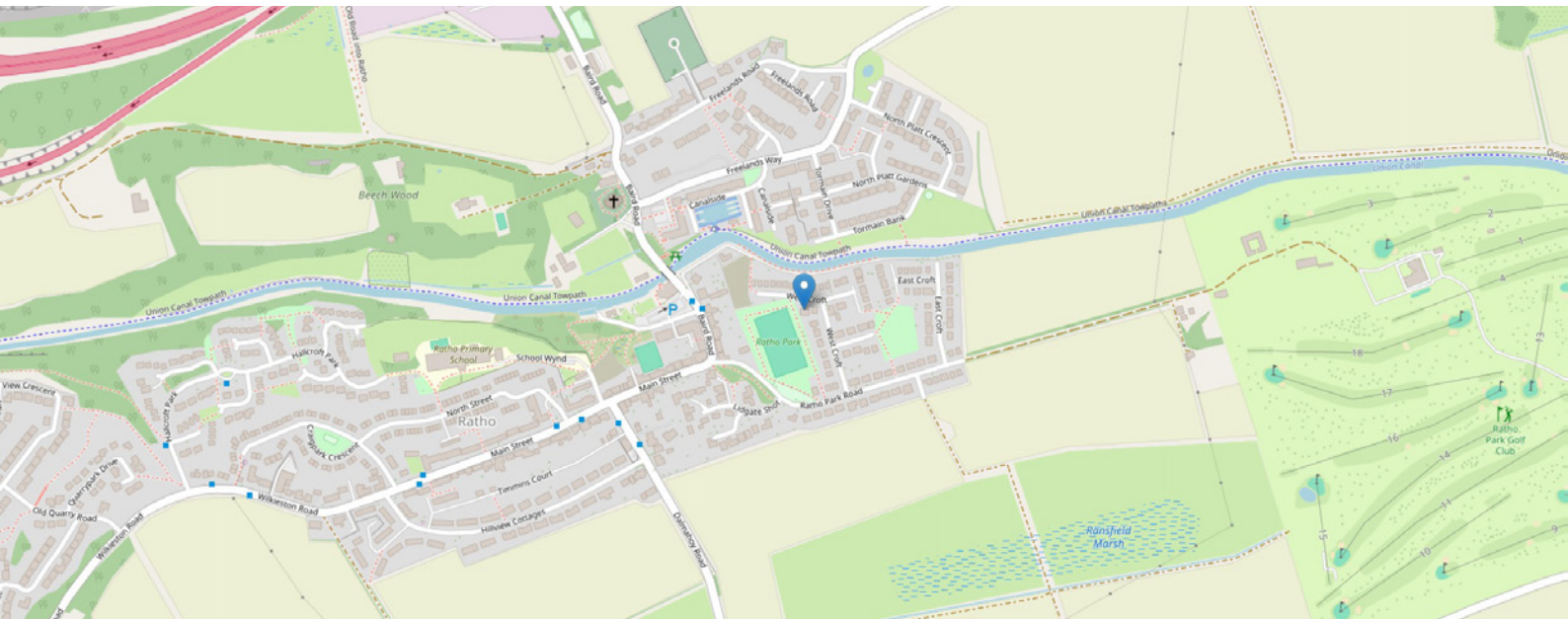
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Approximate Dimensions
(Taken from the widest point)

Living Room 4.37m (14'4") x 3.15m (10'4")
 Kitchen/Diner 5.07m (16'8") x 3.50m (11'6")
 Shower Room 1.91m (6'3") x 1.75m (5'9")

Bedroom 1 4.22m (13'10") x 3.08m (10'1")
 Bedroom 2 3.52m (11'7") x 3.08m (10'1")
 Bedroom 3 3.28m (10'9") x 2.35m (7'9")
 Garage 5.85m (19'2") x 2.55m (8'4")

Gross internal floor area (m²): 79m² | EPC Rating: D



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 and 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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