

# 33 Ratho Park Road

RATHO, EDINBURGH, EH28 8PF



*CHARMING TWO-BEDROOM  
SEMI-DETACHED HOUSE*



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McEwan Fraser is delighted to present this charming two-bedroom semi-detached house to the market. The property is presented in excellent condition and benefits from gas central heating, double glazing, a driveway, a single garage, a beautiful rear garden, and an open rear aspect. This is an ideal starter home in a sought-after village. Internal viewing is highly recommended.

The accommodation is focused on a bright, spacious living room. A striking fireplace creates a natural focal point for the room, and there is plenty of space for a large suite and supporting furniture.

## The Property







The dining kitchen can be accessed from the living room or the entrance hall, and it has been re-fitted to an exacting standard. There is a range of modern high-gloss base and wall-mounted units, arranged around a range-style cooker, giving excellent prep and storage space. There is a mixture of integrated and free-standing appliances. There is space for a dining table and French doors opening to the garden.









Climbing the stairs, the first-floor landing gives access to two double bedrooms, a bathroom, and a large loft for additional storage. Bedroom one is a generous double with integrated wardrobes and plenty of space for a full range of free-standing bedroom furniture. Bedroom two is also a spacious double. The bathroom is tiled and finished with a three-piece white suite with a shower over the bath.







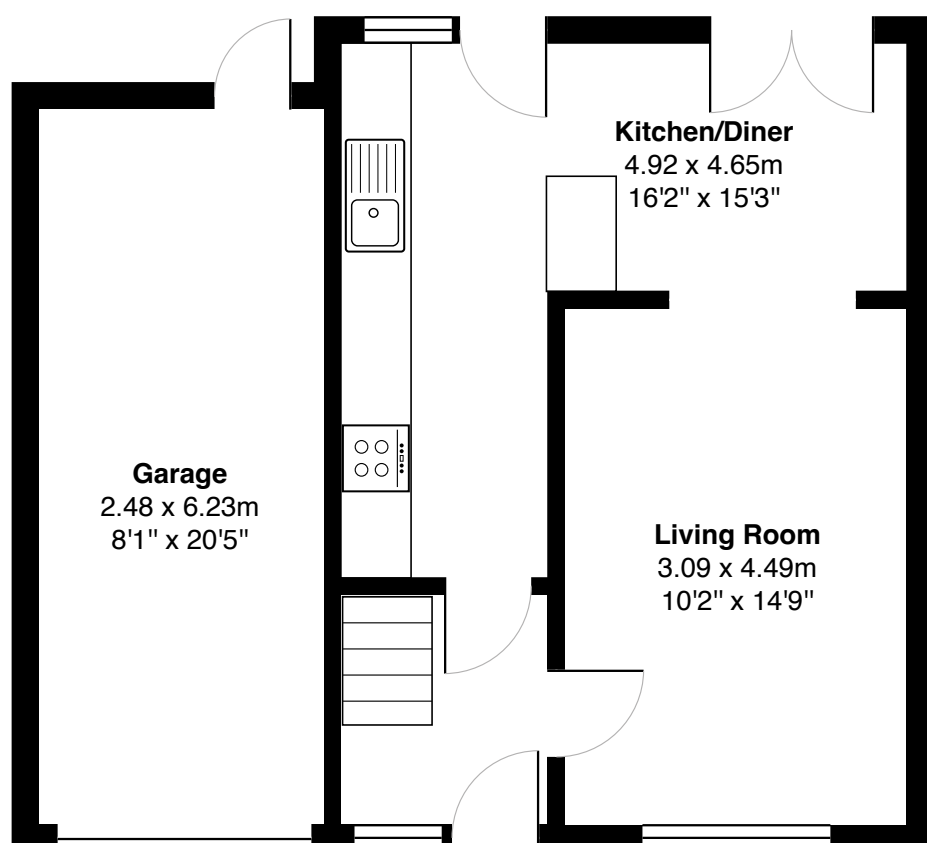
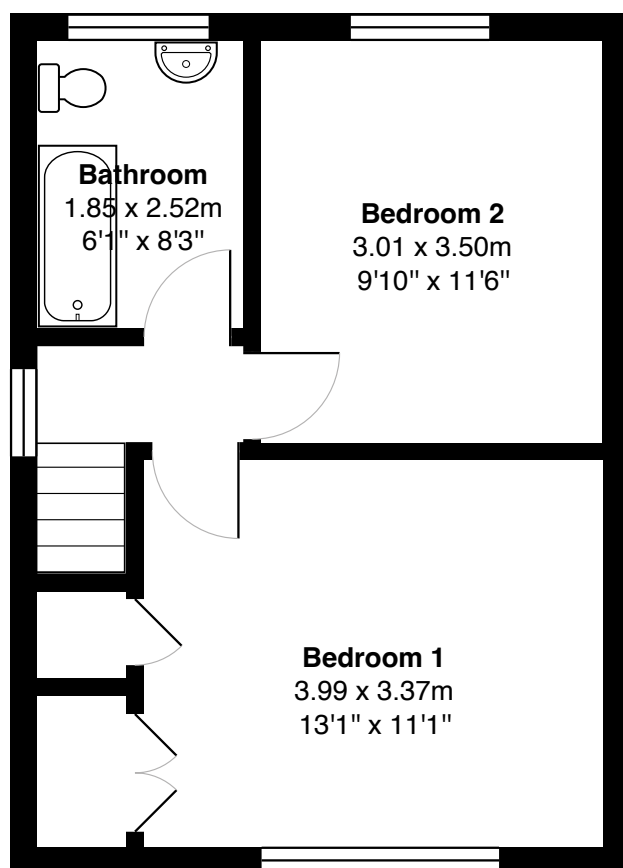
**Bedroom 2**











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Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>

EPC Rating: C





Externally, the rear garden is superb. There is a large patio adjacent to the property, which creates an excellent entertaining space. There is a mature lawn, established boundary hedges, modern fencing, and the garden is fully enclosed.











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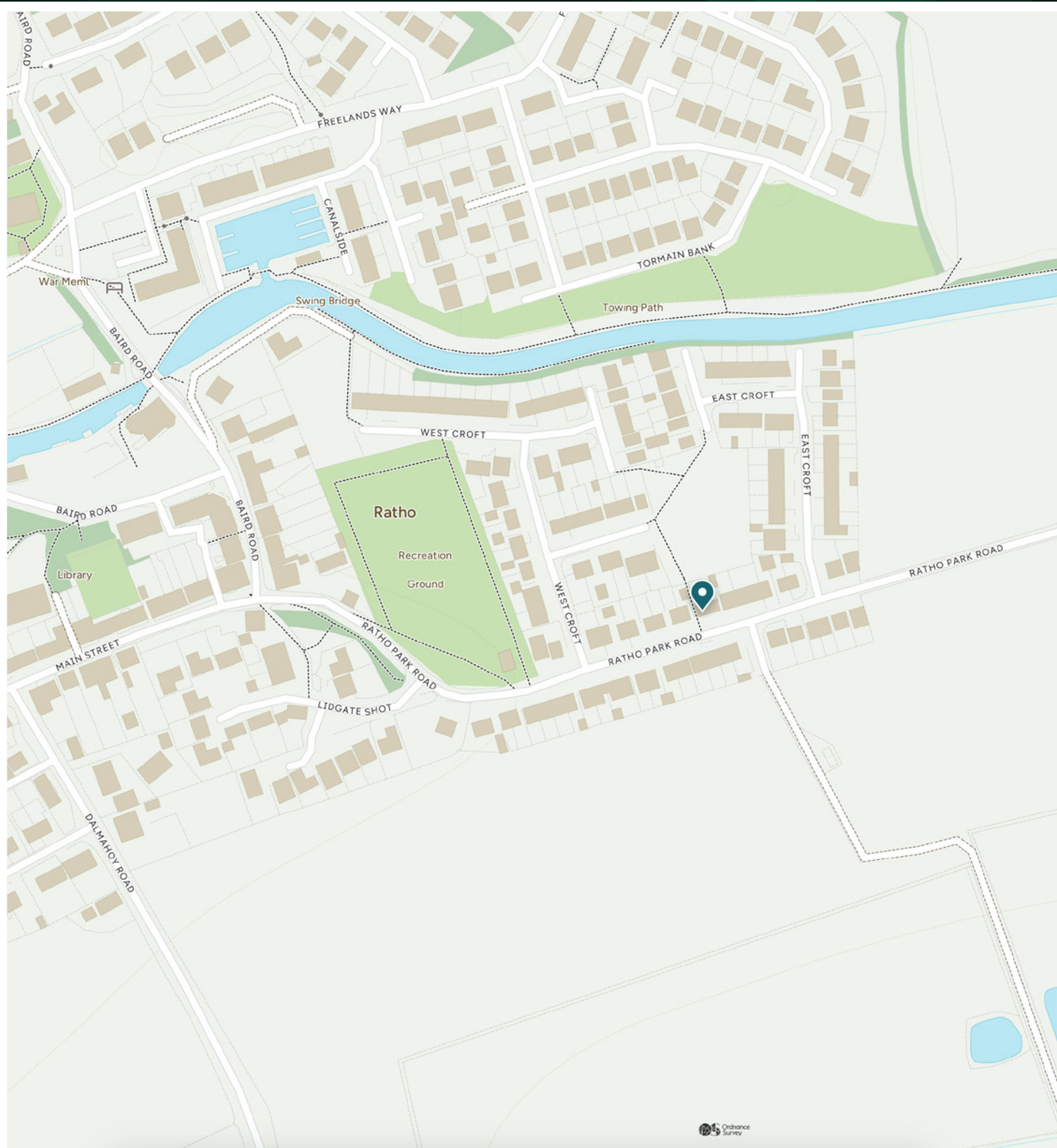
Nestled in the scenic countryside just seven miles west of Edinburgh city centre, the charming village of Ratho offers the perfect blend of tranquil rural living and convenient access to urban amenities. Surrounded by open farmland and rolling hills, Ratho is a picturesque and historic village that appeals 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.

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## The Location





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