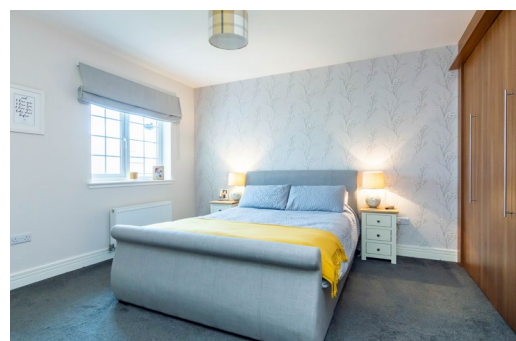




15 North Platt Gardens

Ratho, EH28 8JU



Immaculately presented 3 bedroom family home in a popular, peaceful location to the West of Edinburgh

Description

This spacious three-bedroom home is immaculately presented in move-in condition and is ideal for family living, with a fully enclosed rear garden. Set within a quiet cul-de-sac in a desirable factored residential development, the property is located in the popular and well-placed village of Ratho, just to the west of Edinburgh.

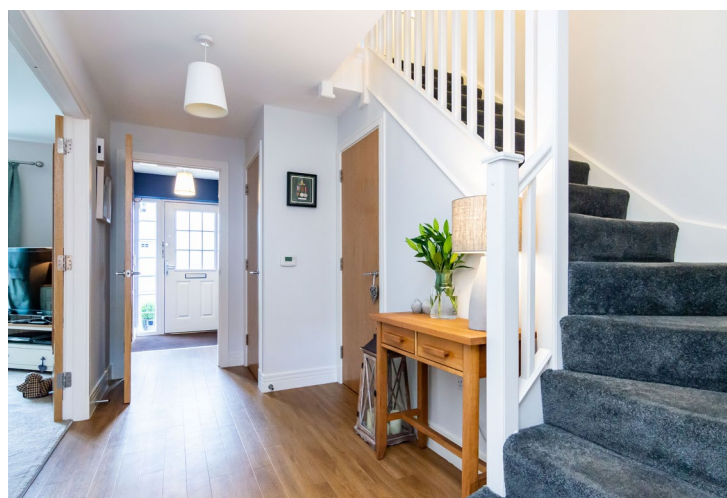
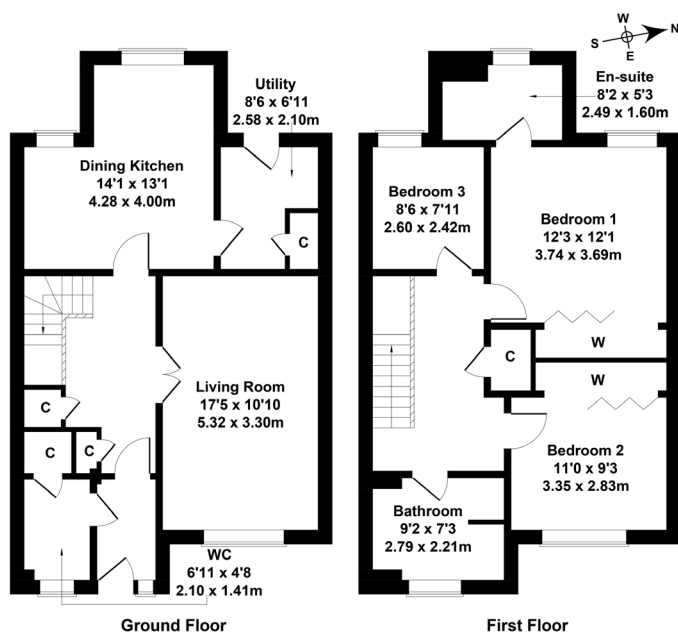
The property comprises: welcoming entrance vestibule, WC, hallway with storage, double doors to spacious living room, stylish dining kitchen, separate utility room, landing with hatch to partially floored loft, two generous double bedrooms (master with en-suite shower room), one single bedroom and large family bathroom.

Location

Ratho is a thriving and friendly rural village eight miles west of Edinburgh city centre, and is a renowned stop on the Union Canal which is easily accessible by foot from the property. Ratho benefits from a local shop, cafe, post office, library, community centre, GP surgery, garage, canal marina, and the popular The Bridge Inn hotel and restaurant. The Gyle Shopping Centre and Hermiston Gait Retail Park are within easy reach and local leisure facilities include the Edinburgh International Climbing Arena, Ratho Park Golf Club and a gym and spa at Norton House Hotel.

Ratho Primary School and Balerno Secondary School serves the local community, with the independent Clifton Hall School just a short drive away, and Heriot-Watt University nearby. Ratho is conveniently placed for the M8, M9 and Edinburgh city bypass, is served by a frequent bus service, and lies within three miles of Park and Ride options at Ingliston.





Garden

Fully enclosed rear garden with deck and lawn.

Parking

Two allocated spaces in a private car park and ample visitor parking.

Fixtures and Fittings

All curtains, blinds, curtain poles/rails, hob, oven, fridge/freezer and washing machine are included in the sale price.

Services

The property is heated by gas central heating and solar panel water-heating system and there is double glazing.

Management

The development is factored by Trinity Factors at a cost of approximately £300 per year to cover landscaping and maintenance.

EPC Rating B

Total Floor Area

1256 sqft / 116.68 sqm

Home Report

The condition of the property is available in the Home Report available for download from our website:

www.umeqa.co.uk/blog/15-north-platt-gardens

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.



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