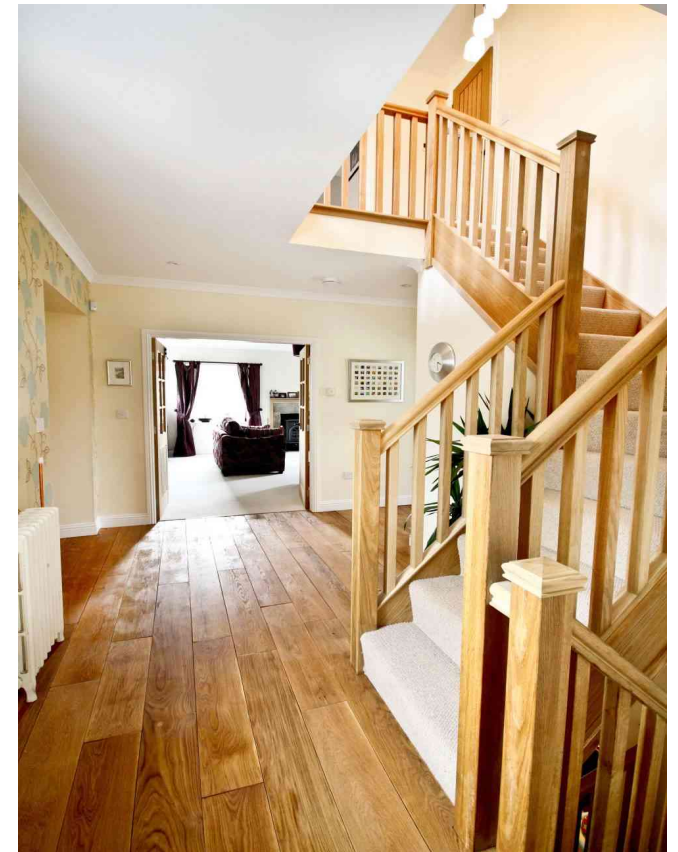






Thought to have been built around 1828, Change House was originally used as stables for traders taking their goods into Edinburgh by horse drawn barge along the canal. Today, Change House has been fully refurbished, renovated and extended to an exceptional and exacting standard to offer a very practical, spacious and exciting family home. Sitting within the original stone walls, all the internal structures, services and facilities within Change House have been totally renewed.



Approached through private double gates, Change House sits on approx. half an acre. A tar macadam drive leads to ample off-street parking and two separate garages. The majority of the accommodation within Change House overlooks the newly landscaped garden with Saint Mary's Church beyond as well as having far reaching Westerly views along the Union Canal. There is also a charming front garden adjacent to the canal with reclaimed cobble path leading to a sunken patio, from where the canal boats can be viewed passing by. The property also owns a tree bank which extends as far as St. Marys church from the house. The practical layout of the accommodation is on three floors and is ideal for the day to day needs of family life. The ground floor consists of a large dining kitchen with Brazilian slate floor tiles, integrated appliances and a Belfast sink. The family sitting room is wired for surround sound and has laminate oak floors. Both the sitting room and the kitchen have a set of French windows leading to the West facing patio and garden. There is also a utility room, shower room and boiler cupboard at this level. The whole of the ground floor benefits from under floor heating.

A solid oak staircase which compliments the reclaimed oak flooring of the hallway leads up to the next level. Here there is a spacious hallway, a more formal drawing room with Westerly views along the canal and a wood burning stove, as well as a separate cloakroom. This level further benefits from having a self-contained annex which offers the flexibility of being either entirely self-contained or incorporated into the body of the house depending on requirements. This accommodation comprises of a sitting room with kitchenette and double bedroom with en-suite bath/shower room and its own entrance door. The upper floor accommodation consists of the master bedroom with en-suite shower and dressing room, four further bedrooms, family bathroom and a large galleried landing with interesting views over the surrounding countryside.



Accommodation

Change House comprises; master bedroom with en-suite shower and dressing room, 4 further bedrooms, drawing room, family sitting room, dining/kitchen, utility room and self-contained annex which offers the flexibility of being either entirely self-contained or incorporated into the body of the house. Additional benefits include two large garages and garden grounds, all in all about 0.5 acre.

Lower Ground Floor

Boiler Room 3.19m x 1.51m (10'6 x 4'11)
 Family Living Room 6.83m x 5.14m (22'5 x 16'10)
 Shower Room 2.14m x 1.71m (7' x 5'7)
 Dining Kitchen 7.30m x 5.13m (23'11 x 16'10)

Ground Floor

Entrance Hall 4.51m x 3.33m (14'9 x 10'11)
 Drawing Room 5.25m x 4.99m (17'3 x 16'4)
 Anex Lounge 5.28m x 3.58m (17'4 x 11'9)
 Anex Bedroom 5.28m x 3.67m (17'4 x 12')

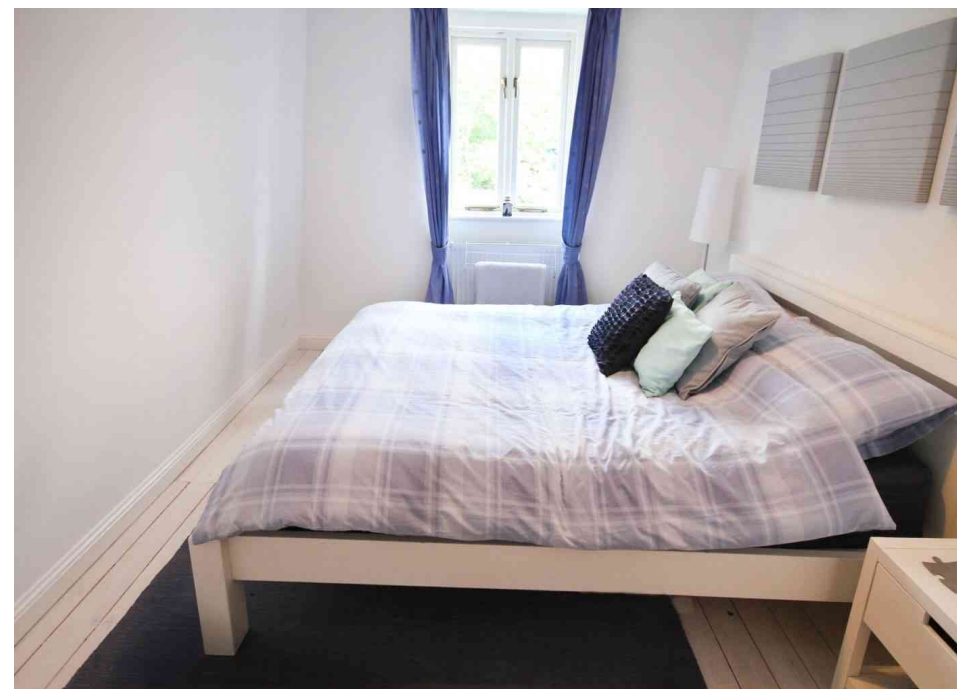
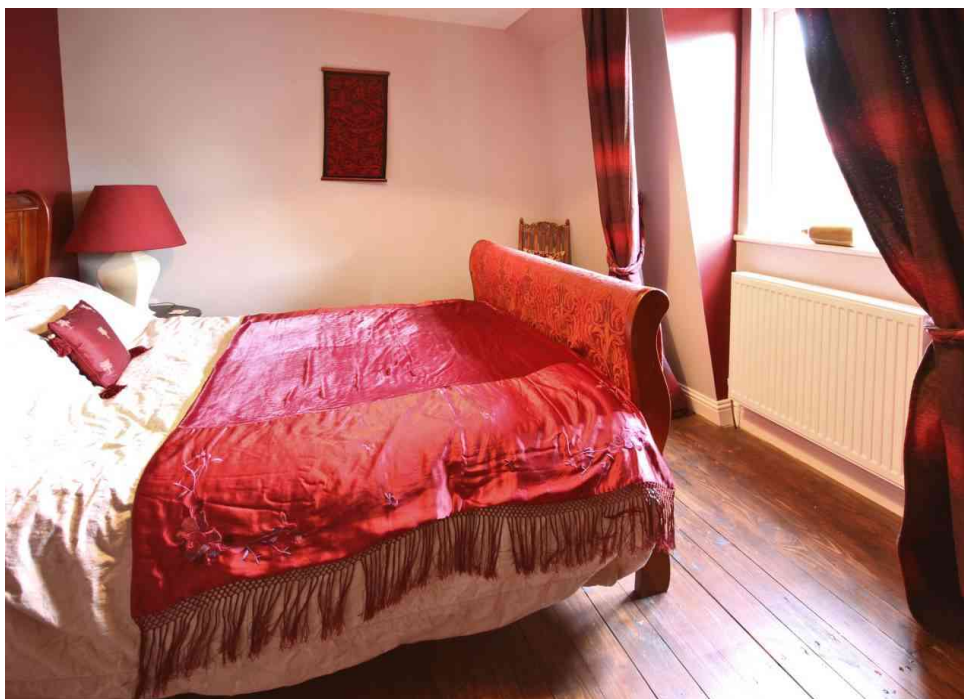
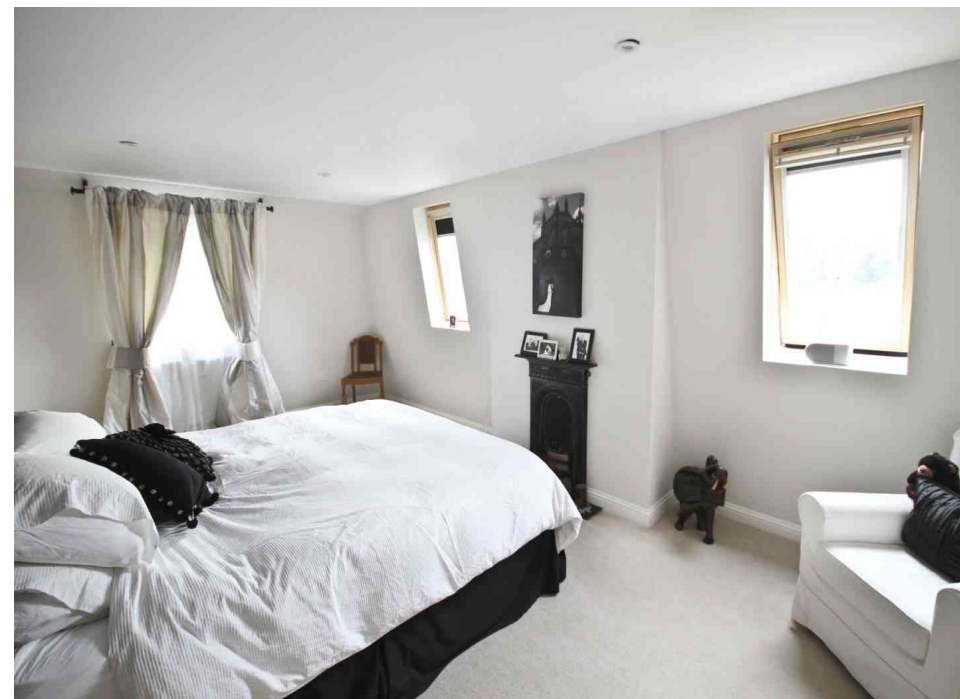
First Floor

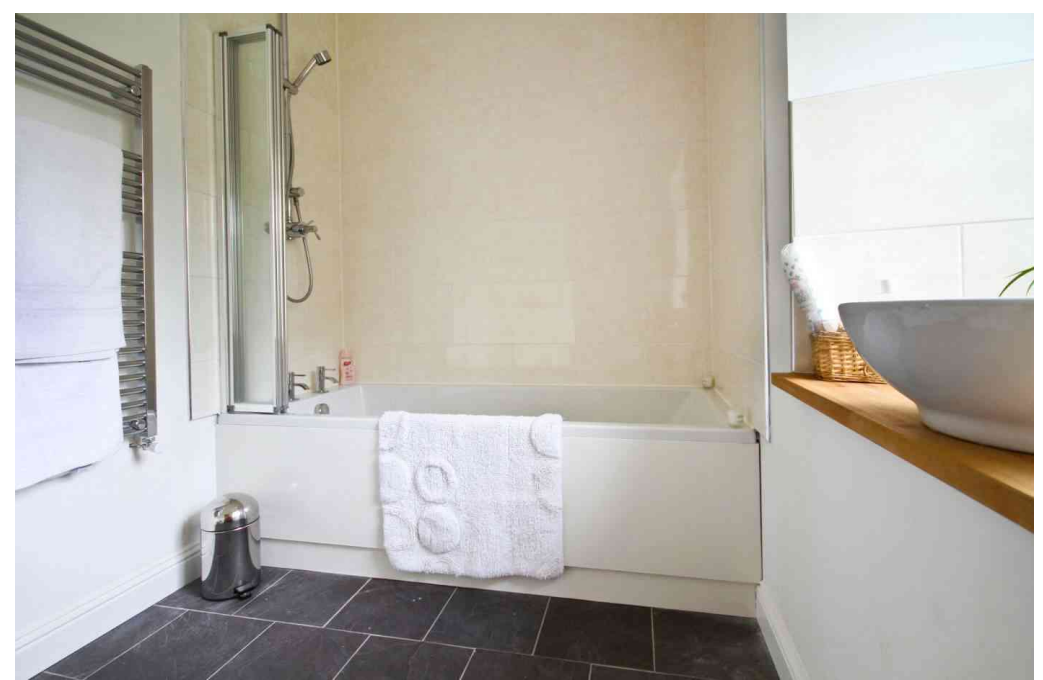
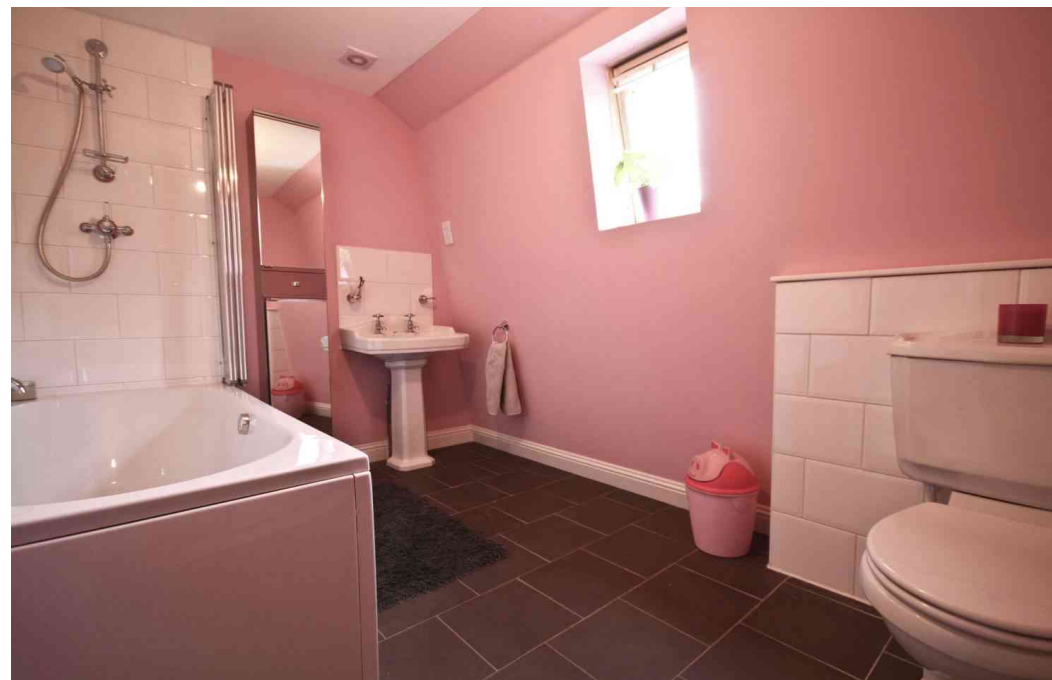
Master Bedroom 6.05m x 4.60m (19'10 x 15'1)
 Bedroom Two 4.09m x 3.12m (13'5 x 10'3)
 Bedrooms Three 4.04m x 2.83m (13'3 x 9'3)
 Bedroom Four 3.61m x 2.56m (11'10 x 8'5)
 Bedroom Five 3.71m x 2.23m (12'2 x 7'4)
 Bathroom 3.28m x 2.22m (10'9 x 7'3)

EPC Rating - C

Viewing Arrangements

By Appointment 0131 226 7464.



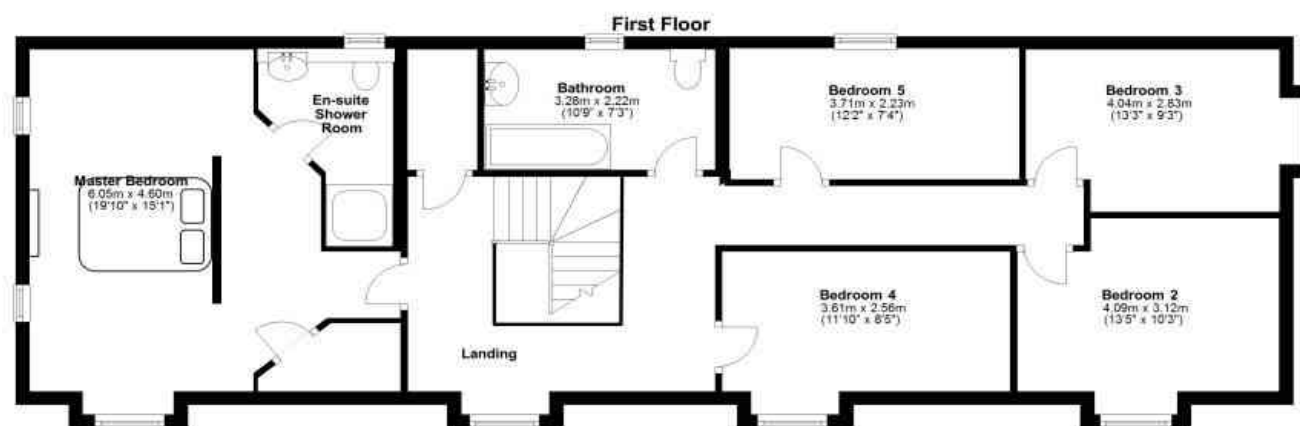
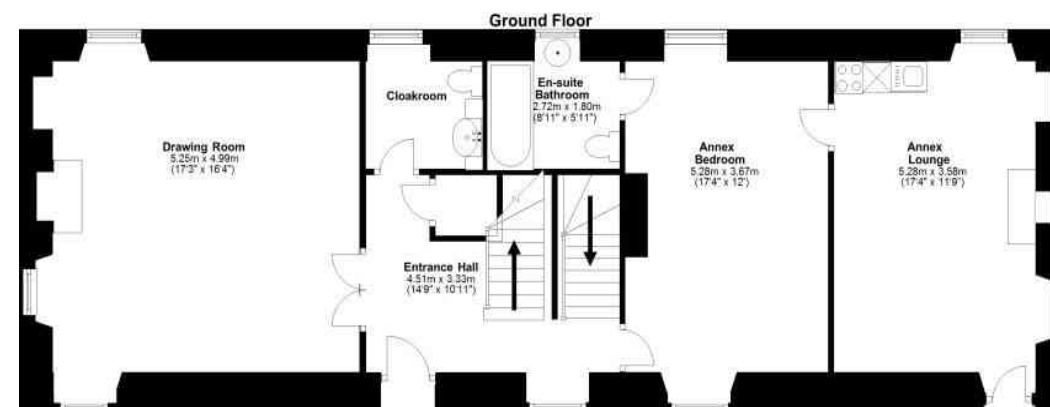
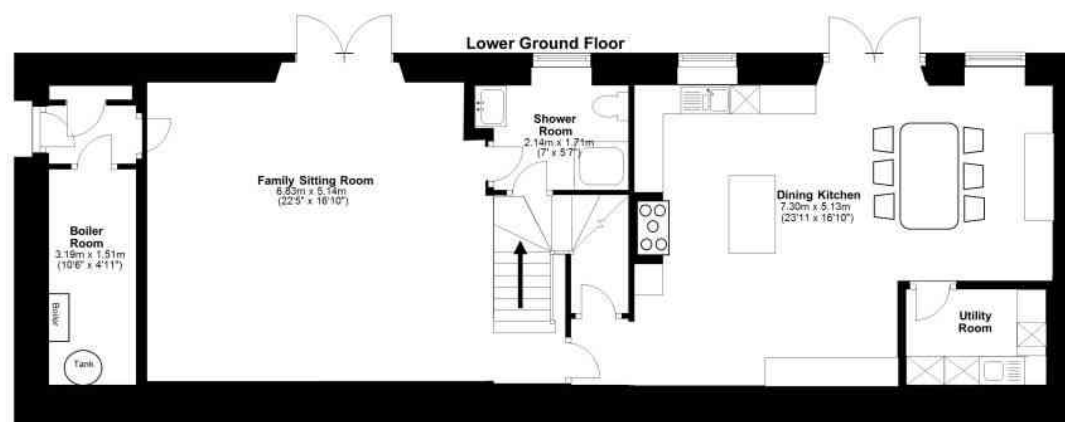


Change House, 29 Baird Road, Ratho. EH28 8RU

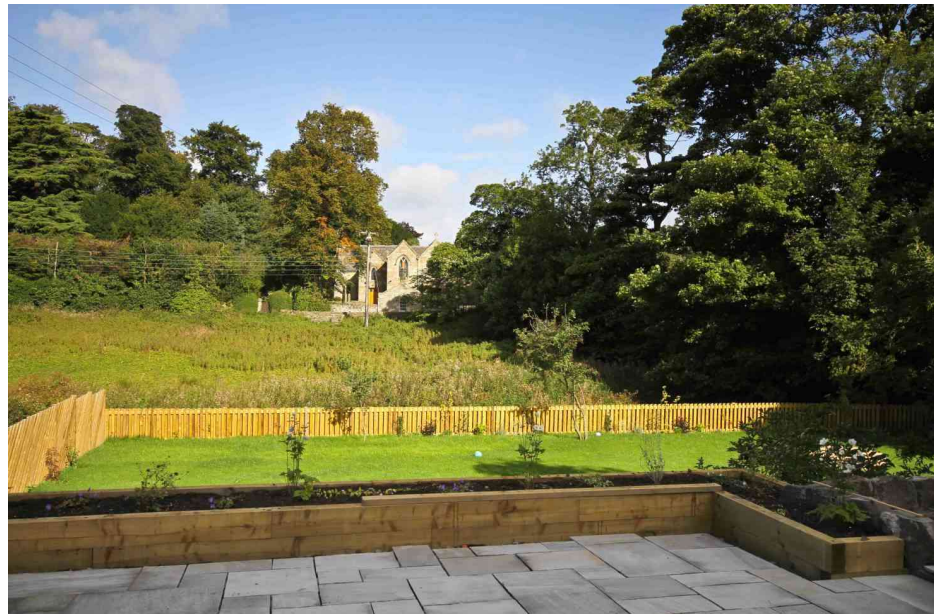
Gross internal floor area 279 square meters or

3000 square feet

Plans by www.bigwoodestates.co.uk



All measurements on this floor are assumed to be skirting board to skirting board measurements.



These particulars do not form any part of any contract, all measurements are approximate and none of the appliances are warranted.
Whilst we endeavour to provide accurate sales particulars interested parties are advised to satisfy themselves on any aspects of relevance to their purchase.

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