



Flat 7, 50 Lilybank Road, Ratho Station, Newbridge, EH28 8AT

Light & Beautifully Presented, Two-Bedroom, Dual-Aspect, Second (Top) Floor Apartment

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Property Description

Light, beautifully presented and set on the second (top) floor, this modern two-bedroom, dual-aspect apartment enjoys open views across adjacent parkland. Forming part of a well-maintained, factored development in the popular and growing Ratho Station area, to the west of Edinburgh city centre, the property offers bright, contemporary living throughout. Comprises an entrance hallway, a semi-open plan living/dining room and kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

Highlights include a luxury integrated kitchen with Moduleo flooring, generous modern bathroom suites, and Juliet balconies for both the lounge and master bedroom. With light neutral decor throughout, further features include gas central heating, double glazing, and good storage. The development also provides landscaped grounds, a shared bike store, a secured entry system, and ample unrestricted residential parking.

A welcoming entrance hall provides access to all rooms and benefits from two useful storage cupboards. Stretching the full length of the home, an impressive dual-aspect semi-open-plan living, dining and kitchen space is flooded with natural light, enhanced by French doors opening to a Juliet balcony. The lounge area offers comfortable space for relaxing and entertaining, while the dining area flows seamlessly into a stylish kitchen. Finished with durable Moduleo flooring, the kitchen is fitted with modern units, marble-effect worktops and matching upstands, a sink with a drainer, along with a full range of integrated appliances including an induction hob, oven, fridge/freezer, washing machine and dishwasher.

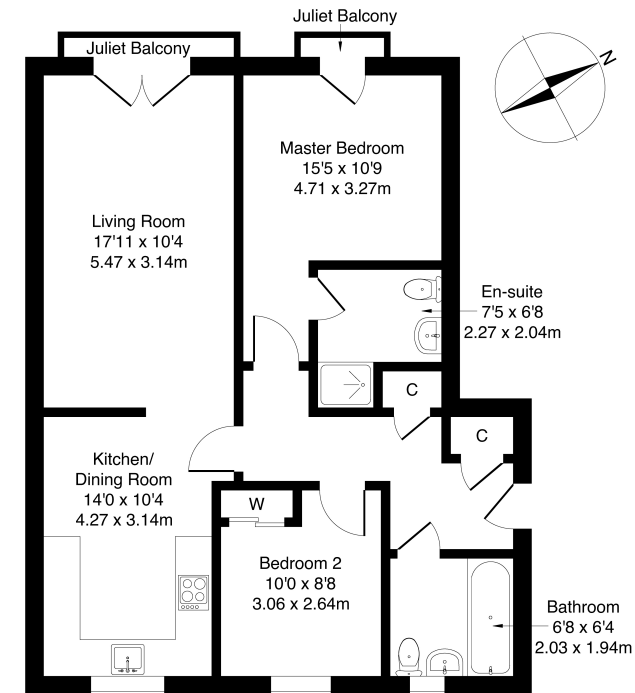
The generous master bedroom is tastefully decorated and features carpeting along with a modern en-suite shower room. A second well-proportioned bedroom, also finished in light neutral tones, benefits from a built-in mirrored wardrobe. Completing the accommodation, the contemporary family-sized bathroom is fitted with a modern three-piece suite and attractive tiled splash areas.

This appealing home combines modern comfort with a peaceful outlook, making it an ideal choice for first-time buyers, professionals or those seeking a well-connected yet tranquil setting.



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Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Ratho Station is a well-connected residential area situated approximately six miles west of Edinburgh city centre, close to the scenic Union Canal. Local amenities include a selection of shops catering to daily needs, while larger retail destinations such as The Gyle Shopping Centre and Hermiston Gait Retail Park are within easy reach, offering a broad range of high-street names. Leisure facilities in the vicinity include the Edinburgh International Climbing

Arena and Ratho Park Golf Club. Ratho Primary School serves the area, with secondary education provided at Balerno High School, and Heriot-Watt University is also located nearby. The area enjoys excellent transport links, with proximity to Edinburgh Airport, the M8, M9, and the city bypass, as well as regular bus services and the Edinburgh tram network, just three miles away.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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