

SIMPSON & MARWICK



10 Wilkieston Road, Ratho, Midlothian, EH28 8RH



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EPC: D (67)

Council Tax - E

Delightful 3 bedroom detached bungalow with gardens, garage and driveway



- Detached bungalow
- Three bedrooms
- Well-presented interior
- Spacious kitchen/diner
- Generous lounge
- Landscaped garden
- Gas central heating
- Double glazing
- Large garage
- Large driveway

This beautifully presented detached bungalow offers a well-designed and comfortable living environment. On the ground floor, you will find an inviting lounge that serves as the perfect family space, a well-equipped kitchen/diner ideal for culinary endeavours and entertaining, along with three well-proportioned bedrooms providing ample room for family members or guests. The modern shower room is also located on this level, ensuring convenient accessibility. From the front windows, enjoy the pleasant views of the surrounding locale, adding to the serene ambiance of the property.

Heating is efficiently managed by gas central heating, complemented by double glazing throughout, ensuring warmth and energy efficiency. Externally, the bungalow is set on an expansive 0.20-acre plot that is both beautifully maintained and landscaped, offering plenty of opportunities for outdoor activities and leisurely garden enjoyment. A single garage, along with an extra-large driveway, caters to ample parking needs.

Location

Situated in the picturesque village of Ratho, this property offers an appealing combination of rural charm and convenient access to nearby amenities. Renowned for its scenic views and strong community spirit, Ratho is an ideal location for both families and professionals seeking tranquillity without losing proximity to City Centre advantages.

Fixtures and Fittings

Various items can be included in the sale. Please note that other items may be available through separate negotiation.

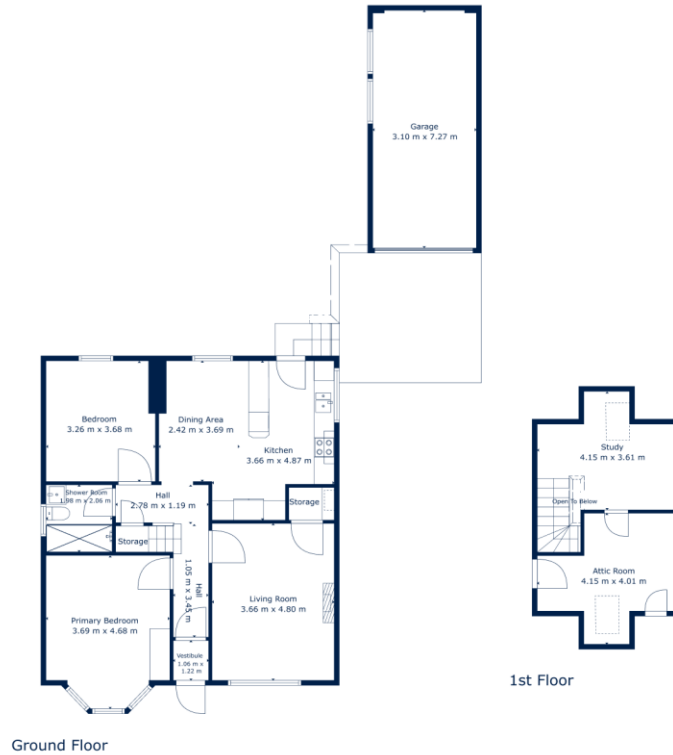
Viewing Details

By appointment contact Simpson & Marwick



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For identification purposes only.
Not to scale.

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Approx. Gross Internal Area:
1162.5 Sq Ft (108 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		