



A lovely mid terraced villa enviably situated within a superb peaceful cul-de-sac surrounded by green spaces in a prestigious Cala development, minutes from Ratho Marina and all the village has to offer

 3 Bed  2 Bath  2 Reception

15 North Platt Gardens, Ratho forms part of a beautifully landscaped luxury Cala development just a short walk from the Marina & village centre. This beautifully presented mid terraced villa has been designed with the modern family in mind. Extending to around 1265sqft, the interior is stylish and spacious. On the ground floor the welcoming vestibule and hall lead to the sitting room and kitchen/dining room. The sitting room offers plenty of space to entertain and has a large front facing window flooding the room with light. The kitchen/dining room is also the perfect space for family & friends and comes complete with integrated appliances. There is a practical utility room and a guest WC on the ground floor. Upstairs, the principal bedroom has fitted wardrobes and a super ensuite shower room. There is a second double bedroom with fitted wardrobes and a further single bedroom. Lastly there is a large tiled family bathroom with separate shower. Additional benefits include gas central heating, double glazing & generous cupboard space. Attractive private gardens lie to the front and rear of the property, the sunny rear garden being predominantly west facing and fully enclosed, perfect for long summer evenings. A rear gate opens onto a rear access path. The property has two private parking spaces.

The development is factored by Trinity Property Management with a monthly fee of around £47 which covers general maintenance of all the communal areas.

Fixed Price £395,000

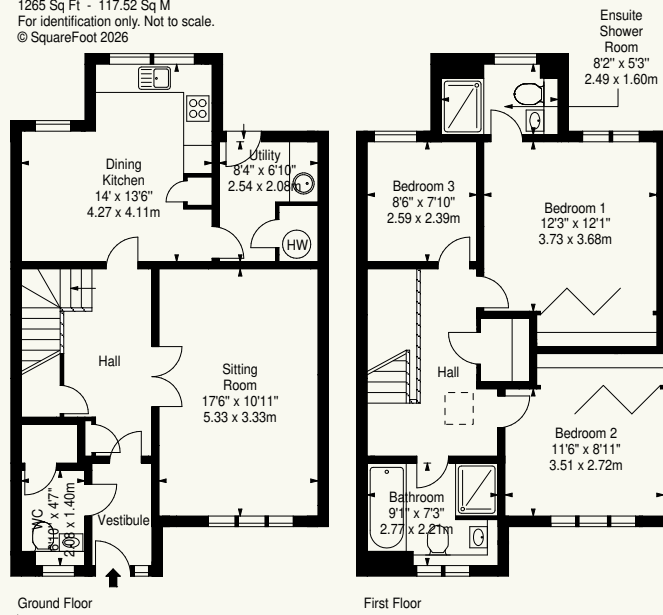
Features

- Entrance vestibule with door to WC with large cupboard
- Hall
- Spacious sitting room
- Large kitchen/dining room with integrated appliances
- Utility room
- Principal bedroom with fitted wardrobes and sleek en-suite shower room
- One further double bedroom and one single bedroom
- Stunning extensively tiled family bathroom including separate shower
- Gas central heating
- Double glazing
- West facing rear garden
- Two private parking spaces
- EPC Rating C

North Platt Gardens,
Ratho,
Newbridge,
Midlothian, EH28 8JU



Approx. Gross Internal Area
1265 Sq Ft - 117.52 Sq M
For identification only. Not to scale.
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The village of Ratho is situated little more than 4 miles west of Edinburgh in the heart of open countryside, on the banks of the Union Canal. It is a popular and attractive place to live, combining the undoubted attractions of a rural environment with city centre accessibility. Moreover, the central motorway network and Edinburgh International Airport are within a few minutes. Whilst the village itself offers an excellent pub and local shopping facilities, the Gyle shopping centre, Hermiston Gait and Corstorphine's eclectic mix of small specialty shops and large supermarkets are all within a very easy drive. The local primary school has an excellent academic reputation

and senior students benefit from an organised bus service to Balerno or Craigmount High Schools. Local leisure facilities are in abundance and range from activities on the canal itself to an International Climbing arena and a Surf Resort. The tow path is regularly used by dog walkers, joggers and cyclists and provides a leafy alternative commuting route into the city centre. There are several Golf Clubs nearby including Ratho Park Golf Club and two 18-hole courses at the Dalmahoy Country Club which also has a leisure pool and fitness centre. The Royal Bank of Scotland Headquarters at Gogar, Edinburgh Business Park and Heriot Watt University are nearby.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.