



21 Lilybank Road, Ratho Station, Newbridge, EH28 8AS

Immaculately Presented, South-Facing, Three-Bedroom, End-Terrace Home, with a Garden

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Property Description

Immaculately presented, south-facing, three-bedroom, end-terrace home, with a garden and residential parking. Located in a desirable and growing development in the Ratho Station area, west of Edinburgh city centre.

Comprises: an entrance hall, living room, a dining/kitchen, three flexible bedrooms, an-en-suite, a family bathroom and a ground floor WC.

A spacious modern home finished in light neutral decor throughout - ready-to-move-in. Highlights include a stylish fully integrated kitchen, modern bathroom suites, and continuous luxury flooring on the ground floor.

Additionally, there is gas central heating, double glazing, solar panels, and good storage.

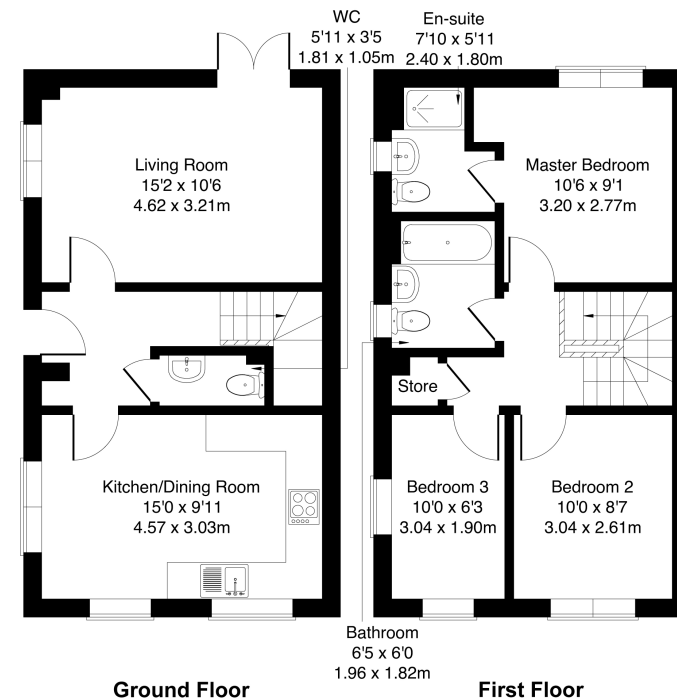
Set back from the road with a shared path and shrubbery, a good-sized enclosed side garden features a lawn and paved patio. With superb transport links, there is ample residential and visitor parking, along with well-maintained shared grounds.

An inviting entrance welcomes you into the property and leads through to the beautifully finished living room, featuring contemporary flooring throughout. The space further provides direct access to the garden, making it an ideal setting for entertaining guests. The stylish kitchen/dining room continues the contemporary flooring found in the hallway. It is fitted with granite-effect worktops with matching upstands, a sink with drainer, an integrated oven and gas hob with canopy above, a washing machine, a dishwasher, a microwave, and a fridge/freezer.

Heading upstairs provides access to bedrooms one, two and three, with soft carpeted flooring flowing seamlessly throughout the bedrooms to create a warm and comfortable environment ideal for relaxation. The master bedroom further benefits from an en-suite shower room for added convenience. Completing the property is the family bathroom, which comprises a three-piece suite with shower over bath.



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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 Craigmount, and Heriot-Watt University also located nearby. Transportation is provided by Edinburgh Council for secondary school pupils. The area enjoys excellent transport links, with close proximity to Edinburgh Airport, the M8, M9 and 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



Estate Agents and Solicitors



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