



3 Hallcroft Crescent
Ratho, EH28 8SB

deans 
Solicitors & Estate Agents LLP



DETACHED BUNGALOW

- Sitting Room
- Kitchen
- Conservatory
- Three Bedroom
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- Carport & Driveway
- EPC Rating - D



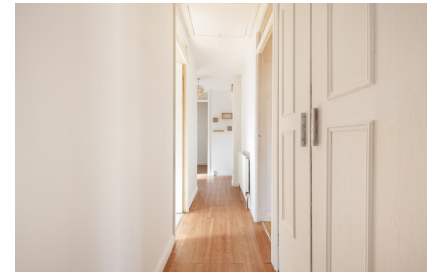
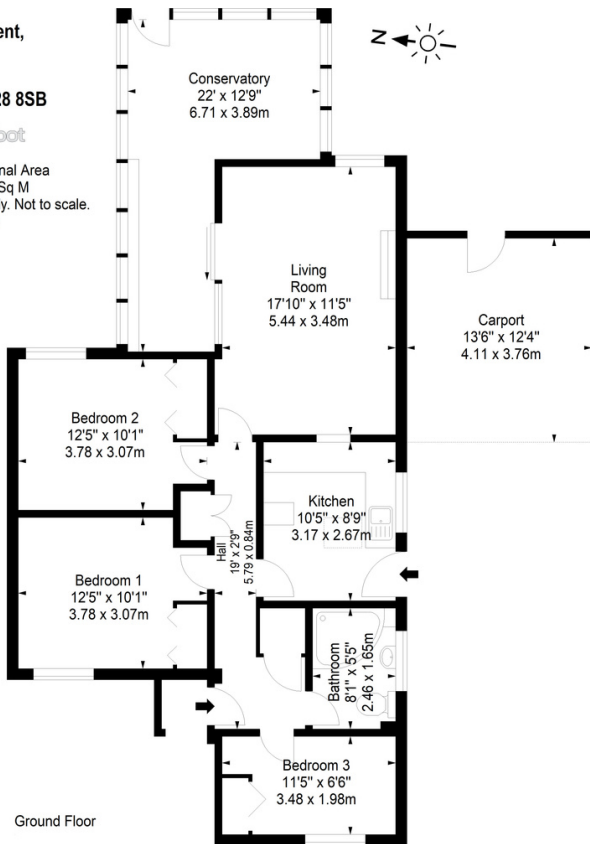
Pleasantly positioned within a quiet and established residential estate, this light and airy detached bungalow is situated in the semi-rural and sought-after village of Ratho. The property is within the catchment area for Balerno High School. There is a local convenience store within the village, along with the local primary school within walking distance and The Bridge Inn restaurant overlooking the Union Canal. A bus stop is also conveniently located just a one-minute walk from the property, providing regular services to the surrounding areas. Excellent transport links are within easy reach, including the M8 and M9 motorway networks and Edinburgh Airport. The accommodation, which requires upgrading, offers excellent potential to create a lovely home for a young family or retired couple. The property comprises a welcoming entrance hallway with good storage, a spacious sitting room with patio doors leading to a good-sized conservatory, fitted kitchen, three bedrooms, all with built-in wardrobes, and a bathroom. Externally, there are private gardens to the front and a fully enclosed rear garden, together with a driveway and carport. Further benefits include gas central heating and double glazing. Included in the sale are all fitted floor coverings and curtains. Any appliances included in the sale are sold as seen with no warranty provided.



Hallcroft Crescent,
Ratho,
Newbridge,
Midlothian, EH28 8SB



Approx. Gross Internal Area
990 Sq Ft - 91.97 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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