



12 Hallcroft Green, Ratho,
Newbridge, EH28 8SA



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Located at the end of a quiet cul-de-sac in the sought after village of Ratho is this deceptively spacious four bedroomed detached bungalow. Offering generous living across one level, the property has been extended to provide a lovely family home with well-established gardens, driveway, gas central heating and double glazed windows. The accommodation include a well-proportioned rear facing lounge with fireplace (gas fire has been disconnected) and doors lead to the hallway, sun room and kitchen. The sun room has French style doors which lead to the rear garden and there is ample space for both living and dining furniture. The kitchen has a window to the front along with high level feature windows bringing in natural light into the room. Fitted with modern base and wall units with the double oven, fridge/freezer and dishwasher to remain. There is a useful utility room with plumbing for a washing machine, space for a tumble dryer and door to rear. The hallway has two storage cupboards and there are four double bedrooms and a useful study. There is a family bathroom with shower over the bath and a separate shower room, both with windows. Externally, there is a good sized garden to the front which is laid to lawn and a driveway provides off street parking for three cars. There is a good-sized garden to the rear was professionally landscaped and is laid to lawn with large patio area, decked area and further raised section which is laid to stone chippings. The property also benefits from externally accessed cellar storage beneath the front elevation. Early internal viewing of this lovely family home is essential to fully appreciate the accommodation on offer in this superb, edge of village location.

AreaDescription

Ratho is a lovely country village yet only 8 miles west of Edinburgh city centre making it extremely sought after with commuters. The village has local shops, library, marina and the popular Bridge Inn restaurant and pub. Local leisure facilities include the Edinburgh International Climbing Arena which offers climbing, soft play, gym and cafe facilities, the Lost Shore Surf Resort and Ratho Bowling Club which offers lawn bowls. Ratho Park Golf Club and The Dalmahoy are close by for golf enthusiasts.





Accommodation

Lounge:	5.72m x 3.7m (18'9" x 12'2")
Sun Room:	4.04m x 3.89m (13'3" x 12'9")
Kitchen:	6.88m x 2.57m (22'7" x 8'5")
Utility Room:	2.57m x 2m (8'5" x 6'7")
Bedroom 1:	4.4m x 4.04m (14'5" x 13'3")
Bedroom 2:	3.58m x 3.63m (11'9" x 11'11")
Bedroom 3:	3.9m x 2.97m (12'10" x 9'9")
Bedroom 4:	3.9m x 3.15m (12'10" x 10'4")
Study:	2.77m x 2.18m (9'1" x 7'2")
Bathroom:	2.46m x 1.8m (8'1" x 5'11")
Shower Room:	2.41m x 1.6m (7'11" x 5'3")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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