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45 Station Road

Ratho Station | Newbridge | Edinburgh | EH28 8PT

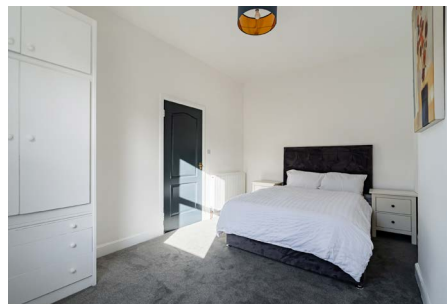
Offering a beautifully redecorated accommodation with a single-level layout, this charming mid terrace cottage is presented in true move in condition. The property features two bedrooms and has been thoughtfully upgraded throughout, creating an appealing home that blends character with modern comfort. With private gardens to the front and rear, it is an excellent choice for a range of buyers.

-  1 public room
-  2 bedrooms
-  1 bathroom
-  Front and rear gardens
-  On street parking
-  EPC rating – D
-  Council tax band – C



Description

In brief, the accommodation comprises a bright lounge/dining room with a built-in display cabinet, a stylish kitchen fitted with a range of wall and base units with coordinating worktops, two double bedrooms with wardrobes, and a contemporary shower room with a white suite and heated towel rail. There is a floored attic which offers potential for conversion subject to the necessary permissions. Further benefits include a new gas central heating system and double glazing.



Extras

Included in the sale will be the induction hob and electric oven, and washing machine.

Gardens and Parking

A lawned front garden with patio provides an attractive approach to the property, while the fully enclosed, south facing rear garden offers a pleasant setting for relaxing and dining during the warmer months. Unrestricted on street parking is also available.

Viewing

By appointment through Neilsons (0131 625 2222).





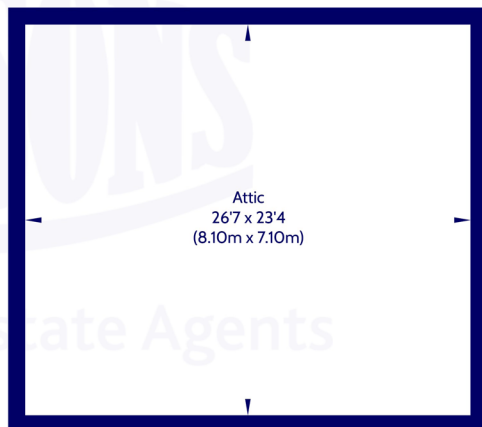
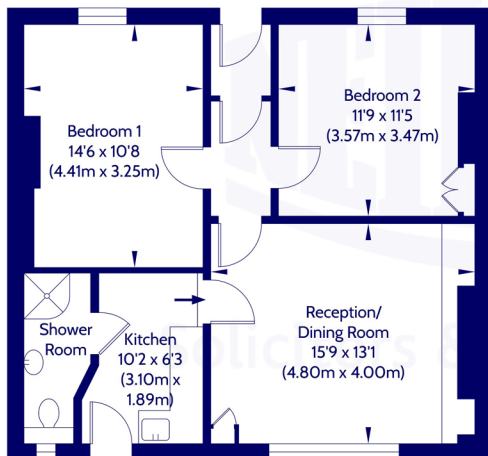
Location

The property is situated within Ratho Station area of Edinburgh, close to local shops providing everyday requirements. Further specialised shopping can be found at the Gyle Shopping Centre, Hermiston Gait Retail Park and Edinburgh city centre all of which are a short drive from the property. Good bus services provide access into the city and surrounding area with the City of Edinburgh Bypass, M8 & M9 all within easy reach providing a great spot for the commuter. It should also be noted that the property is well placed for access to Edinburgh International Airport. Leisure facilities include Edinburgh International Climbing Arena at Ratho, David Lloyd leisure centre in nearby Corstorphine together with various golf courses with some interesting walks including Ratho by the canal.



Approx. Gross Internal Floor Area 61 Sq M / 652 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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