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12 Tormain Drive

Ratho | Edinburgh | EH28 8JX

An exceptionally appealing detached villa, resting on generous and beautifully maintained garden grounds and enjoying a peaceful residential setting, close to the banks of the Union Canal in the popular village of Ratho.

- 4 bedrooms
- 2 public rooms
- 2 bathrooms plus a WC
- Driveway and single garage
- Front and rear garden
- EPC rating – B
- Council tax band- G



Description

Offering a flexible and well-proportioned living space, the property has been designed with modern family life firmly in mind, with ample space to accommodate home workers. There are a variety of beautiful outdoor spaces to enjoy nearby, including picturesque canal walks, the nearby Jupiter Artland and recently completed Lost Shore Surf Academy and café.



The property is accessed via a welcoming vestibule, and the ground floor briefly comprises; main hallway with built-in storage, stair to the upper level and convenient downstairs WC. A comfortable front facing reception room with fresh neutral décor and carpeted floor, spacious dining kitchen which has double doors opening directly out to a decked area within the back garden and features a range of stylish contemporary units, complete with coordinated splash back and worktops. Off the kitchen is a useful utility room which in turns leads to the integral garage.



On the upper floor you have a good-sized principal bedroom which enjoys a bright west facing aspect and features fitted wardrobes to one wall and an en-suite shower room. There are three further double bedrooms, all with storage, and a main family bathroom with attractive three-piece white suite and separate shower enclosure.

Extras

All blinds, curtain poles, fitted carpets, light fittings and integrated appliances will be included.

Gardens and Parking

To the front of the house is a neat lawned garden bordered by a stone wall and well stocked planted beds to one side. There is a double monobloc drive and single garage providing excellent off-street parking/overspill storage. To the rear is a beautifully landscaped, fully enclosed west facing garden, which has a lovely open feel and features a wide variety of shrubs, small trees and flowering bushes, together with a decked seating space, and side area with a timber pergola and garden shed.

Viewing

By appointment through Neilsons (0131 625 2222).









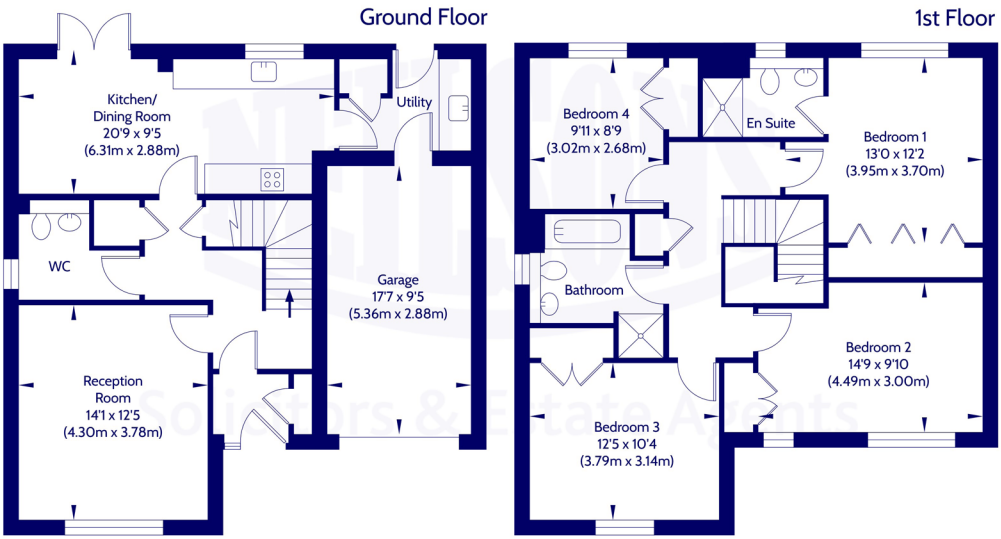
Location

The property is located within the popular village of Ratho, located approximately eight miles west of Edinburgh City Centre. The village benefits from local shops, a post office, library, canal marina and The Bridge Inn hotel and restaurant. Further specialised shopping can be found at the Gyle Shopping Centre and Hermiston Gait Retail Park which are a short drive from the property. Leisure facilities are available close by which include the magnificent Jupiter Artland, Edinburgh International Climbing Arena, Lost Shore Surfing Resort and Ratho Park Golf Club. There is a primary school in the village with Balerno High School providing secondary education. The property is ideally placed providing easy access to the M8/M9 motorway networks and Edinburgh International Airport. There are regular public transport services which pass through the village travelling to the City Centre, the Gyle Shopping Centre and Hermiston Gait.





Approx. Gross Internal Floor Area 134 Sq M / 1442 Sq Ft.



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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