BlairCadell
solicitors + estate agents

15 West Croft
Ratho EH28 8PB

Offers Over £265,000

- Large living room featuring gas fireplace
- Kitchen/diner featuring direct access to rear garden
- Two double bedrooms
- Shower room fitted with two-piece suite
- Gas central heating and double glazing
- West facing rear garden
- Single garage
- Off-street parking via driveway

Council Tax Band: D
Tenure: Freehold

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Semi-Detached

Blair Cadell are delighted to present this well-maintained semi-detached home, ideally located in the highly sought-after village of Ratho. Offering generous living space, excellent local schooling and superb transport links to Edinburgh and beyond, the property is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

The accommodation comprises a welcoming and spacious living room, centred around an attractive gas fireplace, creating a warm and comfortable space for relaxing or entertaining. The living area flows seamlessly into the generous kitchen/dining room, which is fitted with a range of wall and base units, a gas hob, double oven, integrated appliances, and space for an American-style fridge/freezer, available by separate negotiation. There are two well-proportioned double bedrooms, with the master bedroom benefiting from built-in wardrobes providing excellent storage. A modern shower room completes the accommodation and features a two-piece suite and mains-powered walk-in shower. Additional storage is available via the partially floored attic. Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency year-round. Externally, the property enjoys a private west-facing rear garden, predominantly laid to lawn and enjoying direct access to the village green beyond. A single garage provides valuable additional storage, while a private driveway to the front offers convenient off-street parking.

Situated to the west of Edinburgh, the sought-after village of Ratho offers an attractive blend of rural tranquillity and city convenience. Surrounded by picturesque countryside, the village enjoys a strong community atmosphere while remaining within easy reach of Edinburgh city centre. Residents benefit from a range of local amenities, including a health centre, community facilities and the popular Bridge Inn. Outdoor enthusiasts are well catered for with scenic canal walks and cycle routes, nearby golf courses, the renowned Edinburgh International Climbing Arena (EICA), and the impressive Lost Shore Surf Resort. Further shopping and leisure facilities are available at The Gyle Shopping Centre and in nearby Corstorphine. Excellent transport links, including easy access to Edinburgh Airport, the City Bypass, and the M8/M9 motorway network, make Ratho an ideal location for commuters. The village also benefits from highly regarded schooling and regular public transport services.

Viewing by appointment on 0131 337 1800













West Croft,
Ratho,
Newbridge,
Midlothian, EH28 8PB

SquareFoot

Approx. Gross Internal Area
769 Sq Ft - 71.44 Sq M
Garage
Approx. Gross Internal Area
142 Sq Ft - 13.19 Sq M
For identification only. Not to scale.
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Ground Floor | Ground Floor | First Floor





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