50 (flat 9) Lilybank Road, Ratho Station, Edinburgh, EH28 8AT

Connor Malcolm



50 (flat 9) Lilybank Road | Ratho Station | Edinburgh | EH28 8AT



Description

Immaculately presented, modern two-bedroom, corner aspect top-floor apartment, of immense appeal. Forming part of a factored residential development, located in the growing Ratho Station area, west of Edinburgh city centre. The property has been finished off to a high specification throughout, in true walk-in condition and offers sleek, elegant interiors, and crisp décor which provides an enticing opportunity for an individual or professional couple.

Features

- High spec contemporary interiors
- Sunny west-facing aspect over parkland
- Welcoming hallway with useful storage
- Fantastic open-plan kitchen, living, and dining room providing a superb sociable space
- Corner aspect with patio doors to Juliette style balconies
- Master bedroom with pristine en-suite shower room
- Double bedroom 2
- Stylish principal bathroom with shower-over-bath
- Gas central heating and double glazing
- Secure entry system
- Ample on street residents parking

Extras

The fitted floor coverings, light fittings, curtains, oven, hob, dishwasher, washing machine and fridge/freezer are included.

Factor

The development is factored by Hacking & Paterson at approximately £120 per quarter according to the seller. This includes maintenance of communal areas and building's insurance.

EPC Rating: B





Location

Ratho Station is a well-connected residential area situated approximately six miles west of Edinburgh city centre, close to the scenic Union Canal. Local amenities include a selection of shops catering to daily needs, while larger retail destinations such as The Gyle Shopping Centre and Hermiston Gait Retail Park are within easy reach, offering a broad range of high-street names. Leisure facilities in the vicinity include the Edinburgh International Climbing Arena and Ratho Park Golf Club. Ratho Primary School serves the area, with secondary education provided at Balerno High School, and Heriot-Watt University is also located nearby. The area enjoys excellent transport links, with proximity to Edinburgh Airport, the M8, M9 and city bypass, as well as regular bus services and the Edinburgh tram network just three miles away.

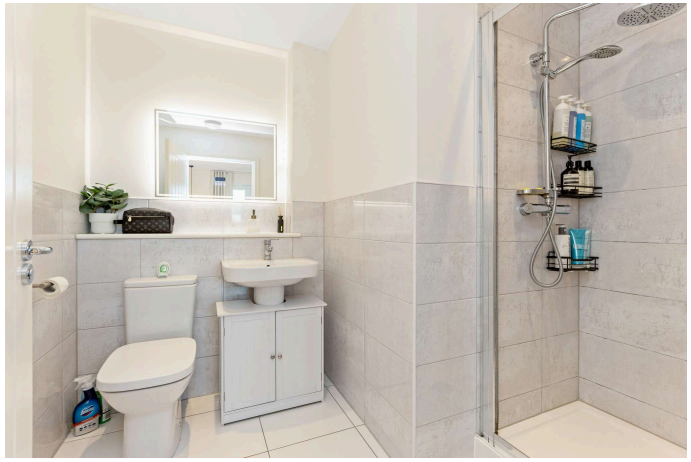
Price and Viewing

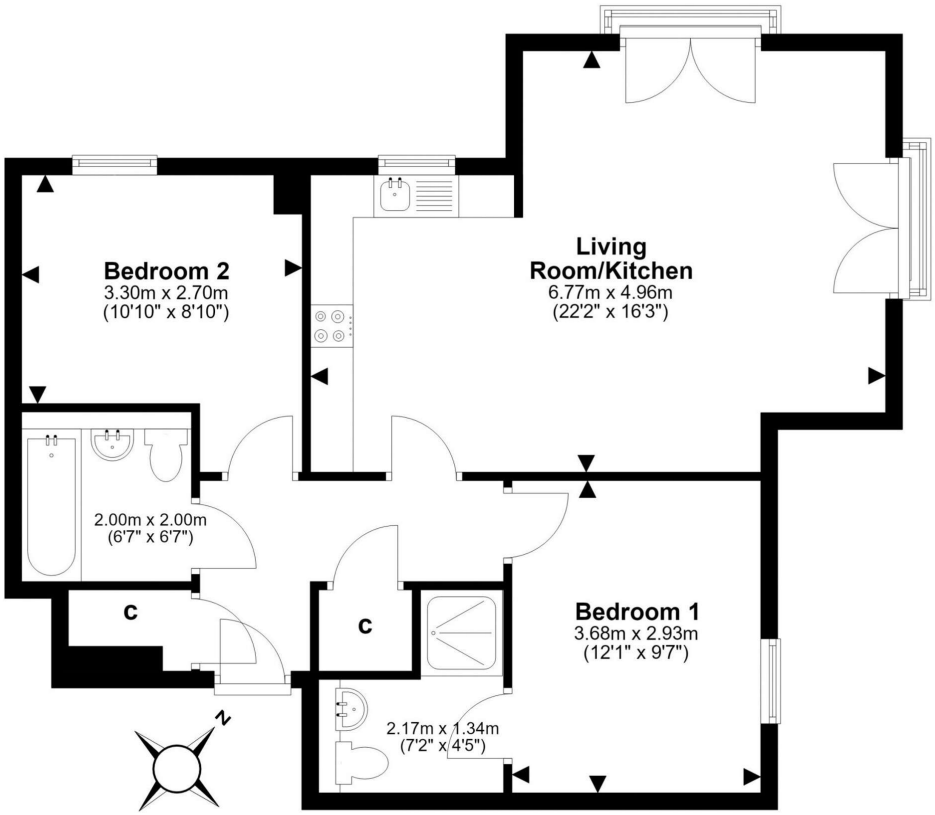
For price and viewing information or further details on this property please contact us on 0131 557 3188.











This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.







Connor Malcolm

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc