



RE/MAX PROPERTY



**8a Lochend Road, Ratho Station,
Newbridge, Edinburgh, EH28 8SY**



This superb property has been fully upgraded throughout, providing great family accommodation, set in the delightful village of Newbridge, Ratho Station. This exclusive development provides an ideal locale for the commuter. Located close to Edinburgh airport, Newbridge is a suburb located to the west of Edinburgh. Ratho Station is part of the village of Ratho, situated nearby. Living in Newbridge near Ratho Station you would enjoy a mix of local amenities. Newbridge is well-connected in terms of transportation, with easy access to the major road network, close to the tram network and is served by buses. Hillwood Primary School and Ratho Primary School serve children living in the vicinity as well as Balerno High School. Local shops, restaurants and other amenities provide a good facility, with The Gyle shopping Centre close by, offering additional amenities, with Edinburgh catering for other needs. Recreational facilities include the Ratho marina, Ratho climbing centre, with the new surfing resort due to open in September 2024.

Front Approach

The welcoming approach has been finished with a mono-blocked area to create off-road parking for two to three vehicles.

Entrance Hallway

An inviting entrance is accessed up a few steps then through a composite door, into an open hallway. The contemporary décor begins with white painted walls and a grey carpet to the floor. There are recessed ceiling downlights, power points, a smoke detector and a radiator to complete this area.

Lounge 4.681m x 3.589m (15'04" x 11'09")

This delightful lounge has a outlook to the rear of the property through double doors and glazed panels, which allow in lots of natural light and provide views of the garden. The modern décor continues with white painted walls and a fully fitted carpet to the floor. Recessed ceiling downlights, a radiator, a smoke detector, a television aerial socket, a telephone socket and power points are also provided.

Dining Kitchen 4.654m x 3.556m (15'03" x 11'08")

This large dining kitchen could be configured in many ways. There are lots of wall and floor mounted units with modern contrasting units in white high gloss and grey matte finishes. The work surfaces blend into the upstands with a chrome splashback. Finished with white painted walls and grey laminate tiled flooring. An integrated electric oven, four ring gas hob, cooker hood, washing machine, dishwasher and an upright fridge freezer will be included in the sale. Natural light enters from windows and a half-glazed composite door to the rear, with recessed ceiling lights complimenting this. The sink area comprises of a stainless-steel sink with mixer tap and drainer. There is ample space for a large table and chairs. A radiator, a heat detector and power points are included.

Stairs and Landing

The modern décor continues with a grey carpet on the stairs and landing and white painted walls. A ceiling light, a recessed downlight, a smoke detector and a storage cupboard complete this area.



En-Suite Shower Room 2.178m x 1.387m (07'01" x 04'06")

A boutique feel emanates from this room with neutrally painted walls, grey tiled splashbacks and grey tiling to the floor. The white suite comprises of a double shower cubicle with a mains shower, a rainfall shower head, plus a handheld shower, a vanity sink, set within a storage unit and a close coupled toilet. A window to the rear brings in natural light. A chrome ladder radiator, an extractor and recessed ceiling downlights are also supplied.

Second Double Bedroom 3.370m x 2.546m (11'00" x 08'04")

This lovely room has been finished with painted walls and a grey carpet to the floor. The window to the front of the property allows in natural light and this is further complemented by ceiling downlights. Power points and a radiator. **Third Bedroom 3.685m x 2.354m (12'01" x 07'08")**

Currently used as a study, this bright room has been decorated with white painted walls and a grey carpet to the floor. The window to the front of the property allows in natural light and this is further complemented by ceiling downlights. An integrated cupboard, power points and a radiator.

Bathroom 2.224m x 1.990m (07'03" x 06'06")

This contemporary room has been predominantly tiled to the walls, with some neutral painting and tiling to the floor. The white suite comprises of a wall mounted shower, over a bath, with a rainfall showerhead plus handheld shower, a close coupled toilet and a vanity sink with storage. Recessed ceiling downlights, a large built-in mirror, an extractor fan and a chrome towel ladder radiator complete the room.

Rear Garden

The open aspect to the rear garden provides unique views. Being finished with astroturf and a decked area, this pleasant area is ideal for sitting and relaxing or entertaining with fencing on all sides. External power points are provided. The garden cabin may be negotiated in the sale.

Additional Items

All fitted floor coverings, window blinds and the integrated kitchen appliances mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind. Modern soundproofing insulation and double glazing means that any aircraft-related noise is almost snuffed out, and barely noticeable inside the property.

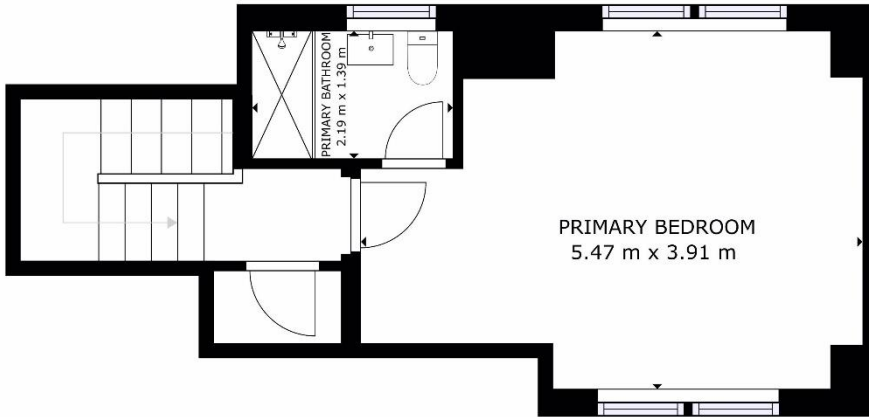
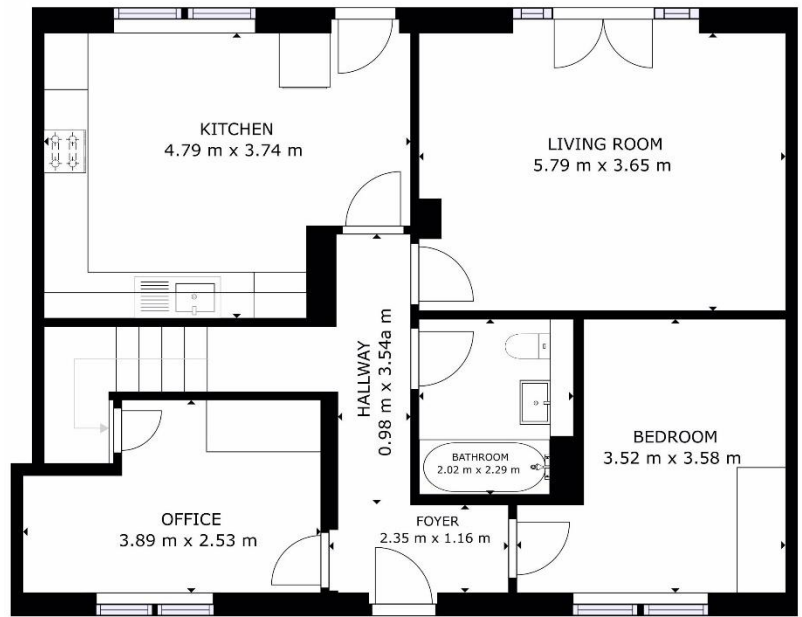
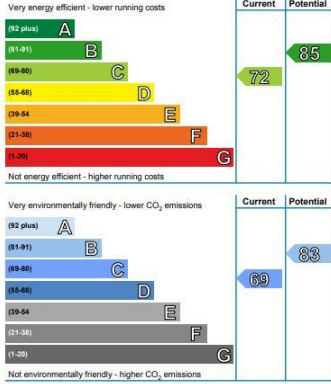
VIEWING Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.







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