



Freelands Way, Ratho, Newbridge, Edinburgh, EH28 8JZ



**\*\*STUNNING 3 BEDROOM EXECUTIVE VILLA\*\***

Janice Bennie and RE/MAX property, proudly presents this captivating end-of-terrace house, an integral part of the esteemed Cala development, nestled in the enchanting village of Ratho, mere moments from the tranquil Union Canal and Marina.

The property's interior is impeccably maintained, adorned with high-quality fixtures and fittings, and offers spacious, adaptable living spaces perfectly suited for growing families and individuals seeking a permanent home office. The internal layout comprises: a welcoming entrance hallway featuring a convenient downstairs cloakroom and under-stairs storage, a bright and roomy reception area tastefully adorned in a fresh neutral palette, with charming views of leafy surroundings. The family dining kitchen offers ample space for a six-seater table and features a selection of sleek contemporary units with contrasting worktops and integrated appliances. A useful utility room provides excellent storage and direct access to the rear garden. The generously proportioned primary bedroom boasts fitted wardrobes and a modern en-suite shower room, while the second double bedroom comes complete with built-in wardrobes. A spacious single bedroom and a family bathroom equipped with a modern three-piece white suite, tile accents, and a separate shower enclosure complete the accommodation. Outside, the property showcases a generous, fully enclosed south-facing rear garden, featuring areas of lush lawn, well-stocked shrub and flower beds and patio. Additionally, there's a substantial front garden, and the property benefits from its own allocated parking space nearby.

Council Tax Band F

Freehold Tenure

Factor Fee £300 per annum

The home report can be downloaded from the RE/MAX website.





### **Entrance Vestibule - 4' 5" x 7' 3" (1.34m x 2.21m)**

Welcoming vestibule, with entrance to the property through the wood composite door with a feature glass panel to the side which provides light to the already bright area. This area offers carpeted flooring, leading onto a luxury wood effect flooring, providing access to the downstairs W.C. and through to the hallway.

### **Downstairs Hallway - 14' 2" x 6' 3" (4.31m x 1.9m)**

Offering an inviting introduction to the home and setting the tone for the immaculate interiors to follow, the hall is decorated in neutral tones with high quality wood effect flooring leading to all the rooms on the ground floor. This area is serviced with a wall mounted radiator with a centre light providing lighting in this area with a stairway leading to the first floor.

### **Lounge - 17' 10" x 11' 1" (5.43m x 3.39m)**

Leading off the hallway is a bright lounge, which is enhanced by a neutral colour scheme with grey accents which perfectly complements the room's modern décor. The room provides plenty of space for comfortable seating arrangements and offers an attractive area to relax in. There is a large window overlooking the front garden, which floods the room with natural light.

### **Kitchen/Diner - 13' 7" x 14' 4" (4.14m x 4.36m)**

Entering from the hallway, here you step into the heart of the home. Currently configured as a kitchen/diner, the superb space is flooded with light from the windows overlooking the rear garden. The kitchen is well-appointed with a wide range of modern wood effect cabinetry complimented by attractive worktops and a stainless-steel splashback. It is accompanied by plentiful workspace, wood effect flooring, neutral colour scheme, integrated electric oven & hob, and space for freestanding appliances. This room is served by a wall mounted radiator, several power points and a mixture of down lighting and a centre light and has copious space for a large dining table and selection of chairs. The utility room and rear garden is accessed from here.

### **Utility Room - 7' 1" x 9' 0" (2.16m x 2.75m)**

Handily located just off the kitchen/diner, this spacious utility room offers an abundance of extra fitted cabinetry/storage, stainless steel sink, laundry & drying facilities, and provides access to the rear garden.

### **Upstairs Hallway - 13' 6" x 9' 5" (4.11m x 2.87m)**

Rise the carpeted stairs to the spacious upper landing where access is provided to all bedrooms, family bathroom and loft space. Central light fitting, carpet flooring, storage cupboard and radiator.

### **Master Bedroom - 12' 8" x 12' 5" (3.86m x 3.78m)**

The luxurious master bedroom comes complete with its own en-suite shower room and built in wardrobes – a shopaholics dream! It has been decorated in soothing neutral tones and has luxurious carpeted flooring and offers breathtaking views over the surrounding development & beyond.

### **En Suite - 8' 4" x 5' 5" (2.55m x 1.64m)**

The wonderful crisply decorated en-suite boasts a white three-piece suite comprising of separate, walk-in shower enclosure with mains operated overhead shower, and a floating wash hand basin and back to wall push button W.C. It is supplemented by the attractive tiled flooring, heated towel rail and centre light.

### **Bedroom 2 - 11' 4" x 9' 4" (3.45m x 2.85m)**

The second bedroom overlooks the front garden and is a sizeable double room with ample room for freestanding furniture in addition to the built-in wardrobes. It has been decorated stylishly and is complimented with carpeted flooring. There is a central light fitting, ample power points, and a wall mounted radiator.

### **Bedroom 3 - 8' 0" x 8' 9" (2.45m x 2.66m)**

This is a bright and spacious bedroom with plush carpeted flooring and neutral neutral décor with centre light and wall mounted radiator., This room looks over the rear aspect of the property.

### **Family Bathroom - 8' 4" x 5' 5" (2.55m x 1.64m)**

This a fresh and modern room with an opaque window to the front of the property. Comprising of white three-piece suite including a back to wall WC, floating sink, shower cubicle with glass door and bathtub. There is a central light fitting, splash back tiling, tiled flooring and heated towel rail.

### **Front Garden**

To the front of the property, you have an attractive lawn area. This sits behind a monobloc pathway leading to the entrance of the property. The property also benefits from an allocated parking space.

### **Rear Garden**

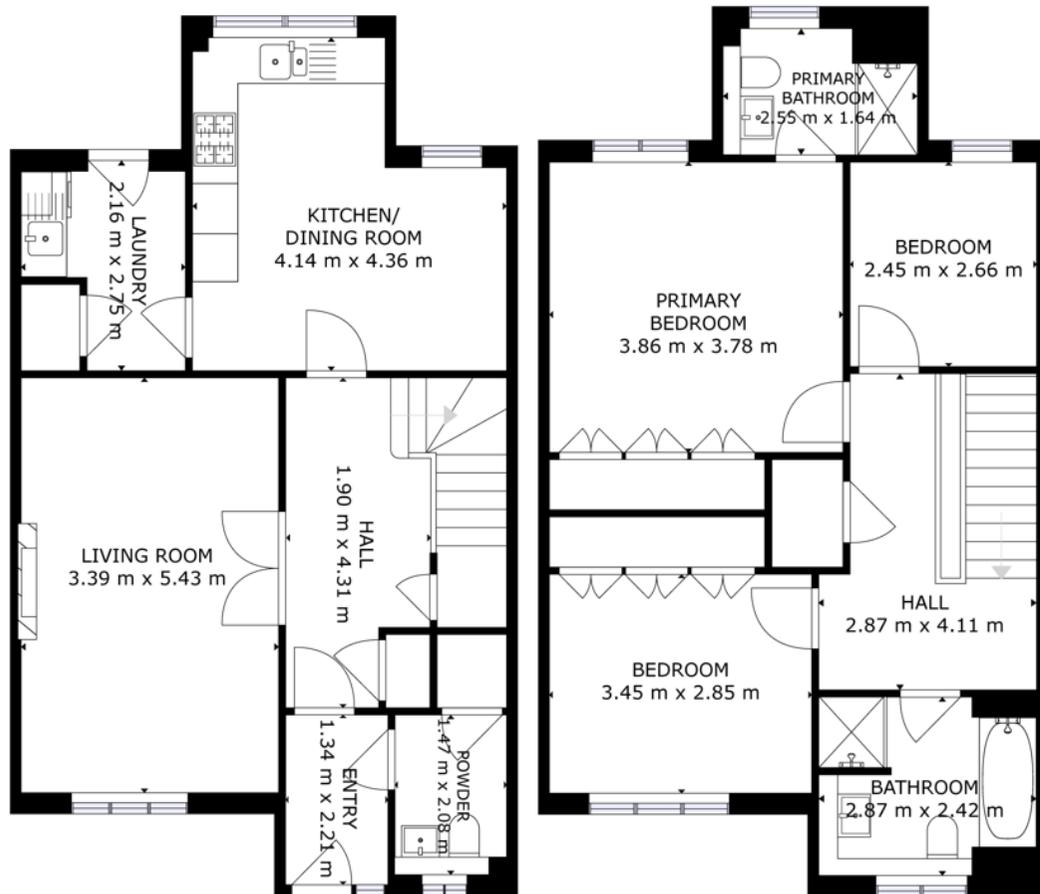
The house is backed by a large, South facing garden, which has been laid to lawn with a large patio area, and well stocked garden. It certainly is an inviting space for enjoying sun throughout the day. Creating a peaceful space to relax in and enjoy those summer barbecues in the privacy of the secure garden which has a fenced boundary.







*“Nobody in the world sells more property than RE/MAX”*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		82	91
	EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		83	91
	EU Directive 2002/91/EC		



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