

RATHO

4 Hallcroft Gardens EH28 8SG OFFERS OVER £180,000

*Exceptionally attractive, elevated, detached villa at the end of a quiet cul-se-sac
Substantial mature gardens • Recently fitted deluxe bathroom • Gas central heating with combi boiler
Double glazing throughout • Conservatory • Tandem garage • Good views
Near Ratho Primary School and within catchment area of Balerno High School*

*The accommodation comprises:- Entrance vestibule, living room, large kitchen/dining room,
conservatory, two double and one single bedrooms and family bathroom.*

Viewing: Thursdays 6.30pm-8.00pm Sundays 2pm-4pm Or by appointment telephone 0131 346 0099



Highly desirable detached family property with substantial gardens to front, side and rear and double length garage. It has been well maintained and is tastefully decorated throughout. The property is situated at the end of a quiet cul de sac. Ratho is well served by local amenities such as a primary school and is in the catchment area for Balerno High School. Ratho is approximately eight miles west of Edinburgh city centre and is well placed for access to the airport and motorway network. The Union canal runs through Ratho and the Bridge Inn is a popular venue.

The accommodation comprises:

HALL (6' x 5'7")

Accessed by UPVC door. Central ceiling light. Central heating radiator. Single power point and telephone point. Fitted wooden shoe cupboard. Fitted carpet.

LIVING ROOM (15'6" x 15')

Good sized living room with large UPVC picture window with elevated outlook to front. Large, walk in understair cupboard with light and power. Timber fireplace with marble inset and hearth housing living flame gas fire. Sky television point. Two double and one single power points. Central ceiling light. Ceiling coving. Central heating radiator. Fitted carpet.



KITCHEN/DINING ROOM (16'4" x 9'7")

Large kitchen/dining room with window to rear and access to conservatory.

Kitchen area

Fitted with ample base and wall units. Gas hob and twin electric oven. Dishwasher. Space for automatic washing machine and fridge freezer. Three double power points at upper level plus dedicated points. One and half bowl sink and drainer. Window blind.



Dining area

Family-sized dining area. Central heating radiator. Double power point. Ceiling light. Fitted carpet.

CONSERVATORY (9'6" x 10')

Spacious, south facing conservatory accessed from dining area and constructed approximately two years ago. Twin wall lights. Double power point. Laminate wood floor.



STAIR

A carpeted stair leads to upper hall with side window.

UPPER HALL (9'4" x 6'1" (at longest and widest))

Central ceiling light. Deep shelved storage cupboard. Single power point. Access hatch to partially floored attic with light, served by Ramsay style ladder.

BEDROOM 1 (12'9" x 8'7" widening to 10'2")

Excellent double bedroom with window to front with good open outlook to the woodland and fields beyond. Wooden curtain rail. Double width, built in wardrobe with hanging rail and shelf accessed by two folding doors. Two double power points. Central heating radiator. Twin wired in bedside lights. Fitted carpet.



BEDROOM 2 (9'10" x 9')

Further double bedroom with south facing window to rear, presently used as a nursery. Folding door giving access to fitted wardrobe with hanging rail and shelf. Central heating radiator. One double and one single power point. Fitted carpet.

BEDROOM 3 (7'8" x 10')

Further bedroom, again with window to front with good views. Built in cupboard. Central heating radiator. One single and one double power point. Fitted shelves at high level. Central ceiling light. Telephone point. Fitted carpet.

BATHROOM (7'2" x 5'6")

Deluxe bathroom, fitted around two years ago with three piece white suite with chrome fittings and mixer taps. Mains pressure power shower in chrome over bath with folding glazed shower screen. Fully tiled to ceiling level with stone tiles. Three recessed halogen downlighters. Extractor fan. Frosted window to rear. Boxed in cupboard around sink providing storage and shelf. Heated towel rail. Antico tiled floor.

GARDEN

Terraced, south facing garden to rear, landscaped and with patio areas, steps and tiered areas of lawns bounded by fences and hedges. Further area of garden to side and good sized, grassed area of garden to front.

GARAGE AND DRIVE

Tandem garage with light and power with recently laid, monoblock driveway and slabbed, stepped path to side giving access to front door. Additional area of private parking at foot of front garden beyond hedged area.

EXTRAS

Fitted carpets, blinds and dishwasher.

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Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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