



28 Kings View Crescent
RATHO | NEWBRIDGE | EH28 8AF


warners
solicitors & estate agents



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Beautifully presented four bedroom mid terraced townhouse located in the popular village of Ratho to the North-west of Edinburgh with excellent local amenities and transport links.

The house is tastefully decorated and benefits from gas central heating, double glazing and sizeable yet easily maintainable landscaped garden to the rear. The property comprises four well proportioned bedrooms, the master bedroom benefitting from a walk in wardrobe, ensuite shower room with heated towel rail, a modern family bathroom with shower over the bath and also with heated towel rail, spacious living room and Breakfasting Kitchen which includes dishwasher, fridge/freezer, oven, gas hob and fan and patio doors which lead to the well landscaped garden and decking at the rear of the property. This stunning property located in an excellent, sought-after location will appeal to a range of buyers. The property also benefits from ample parking and storage.

- Four bedroom terraced townhouse in Ratho
- Four Double Bedrooms with storage
- Kitchen/Breakfasting Room
- Spacious living room
- Modern Bathroom
- Landscaped garden and decking
- Excellent storage throughout

All integrated kitchen appliances will be included in the sale. EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the popular conservation village of Ratho, which has a pleasant semi-rural position to the north west of Edinburgh. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community and Ratho has its own primary school. The highly regarded Bridge Inn sits on the banks of the Union Canal, which provides many leisure opportunities including scenic walks along the towpaths, canoeing and barge trips. The Edinburgh International Climbing Area (EICA) offers a range of activities. An efficient public transport network operates to Edinburgh and surrounding areas, whilst the city bypass and main motorway networks are also within easy reach.



