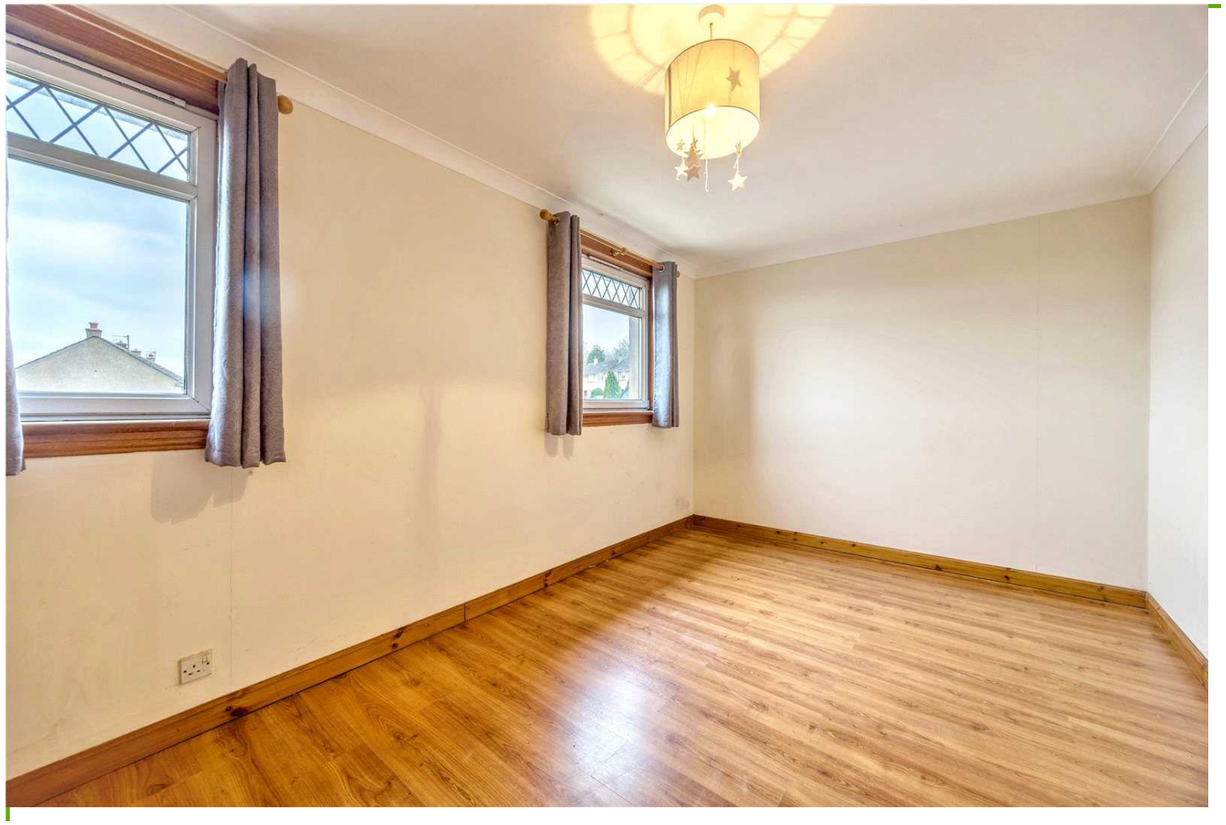
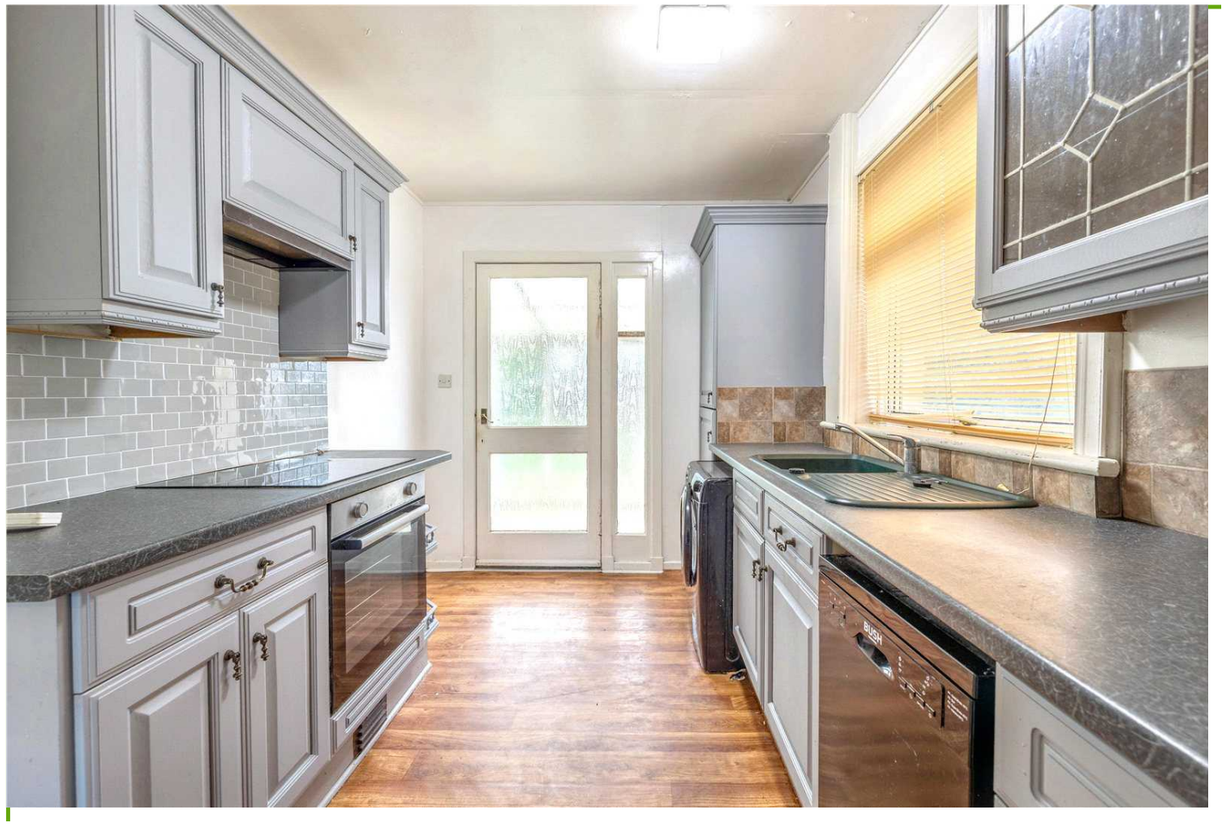
















Hillwood Rise, Ratho Station,
Newbridge, Midlothian, EH28

**Offers Over: £170,000**

**Tenure: Freehold**

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The Property Ombudsman

# Hillwood Rise, Ratho Station, Newbridge, Midlothian, EH28

**Offers Over: £170,000 Tenure: Freehold**

Council Tax Band: B
EPC Rating: D

Home report value £185000 Our View:
Located in the highly sought-after village of Ratho Station, this two-bedroom semi-detached villa offers comfortable living in a peaceful residential setting. The property benefits from a private driveway, generous garden space and a bright, well-proportioned interior, making it an ideal home for first-time buyers, small families or downsizers.

**Description**
The accommodation comprises a welcoming entrance hallway leading into a spacious lounge/diner, providing an excellent space for relaxing and entertaining. Large windows allow plenty of natural light, creating a bright and airy atmosphere throughout.
The kitchen is fitted with a range of base and wall-mounted units, offering ample storage and workspace, with access to a conservatory to the rear, which is currently utilised as a practical utility space housing laundry appliances, while also offering additional versatile living space with views over the garden.
Upstairs, the property features two well-proportioned bedrooms and a family bathroom fitted with a three-piece suite including bath with shower over, wash hand basin and WC.
Externally, the home benefits from a private driveway providing off-street parking and well-maintained front and rear gardens, ideal for outdoor seating, gardening or family use.
Ratho Station is a popular commuter village situated to the west of Edinburgh, offering a semi-rural lifestyle while remaining within easy reach of the city centre, Edinburgh Airport and the motorway network. Local amenities, schools and scenic countryside walks are all close by.

**Front External**
Pull onto the driveway for the security and convenience off street parking provides.

**Lounge/diner**
A  spacious dual-purpose reception room providing ample space for both lounge and dining furniture. Large windows allow for plenty of natural light, creating a comfortable and welcoming living area ideal for everyday family living and entertaining.

**Kitchen**
A well-appointed kitchen fitted with a range of base and wall-mounted units providing ample storage and worktop space. The room offers space for freestanding appliances and is designed to provide a practical and functional cooking area for everyday use. Access to the conservatory.

**Conservatory**
A bright rear conservatory accessed from the kitchen currently utilised as a practical utility space housing laundry appliances. The room provides additional versatile living space with views over the rear garden, making it ideal for a laundry area, informal dining, or a cosy sitting space.

**Bathroom**
A well-proportioned family bathroom fitted with a three-piece suite comprising a bath with shower over, wash hand basin, and WC. The room is finished in neutral tones and benefits from a window allowing natural light and ventilation.

**Bedroom 1**
A spacious double bedroom with ample room for a large bed and additional furniture. The room benefits from a bright, airy atmosphere thanks to a large window, creating a comfortable and restful space.

**Bedroom 2**
A generously sized second bedroom, suitable as a single or double room. The room features a window allowing plenty of natural light, and offers versatile space for a bedroom, home office, or guest room.

**Rear Garden**
A large rear garden mainly laid to lawn, providing an ideal space for outdoor activities, relaxing, or entertaining. The garden also benefits from a  shed, offering excellent storage for tools, bikes, or gardening equipment.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

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All Measurements
All Measurements are Approximate.

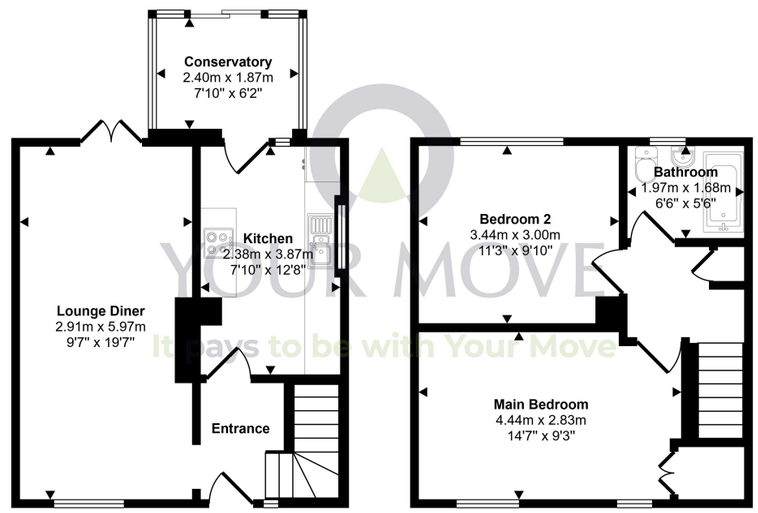
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

Approx Gross Internal Area
71 sq m / 765 sq ft




Ground Floor
**Approx 38 sq m / 405 sq ft**

First Floor
**Approx 33 sq m / 360 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.