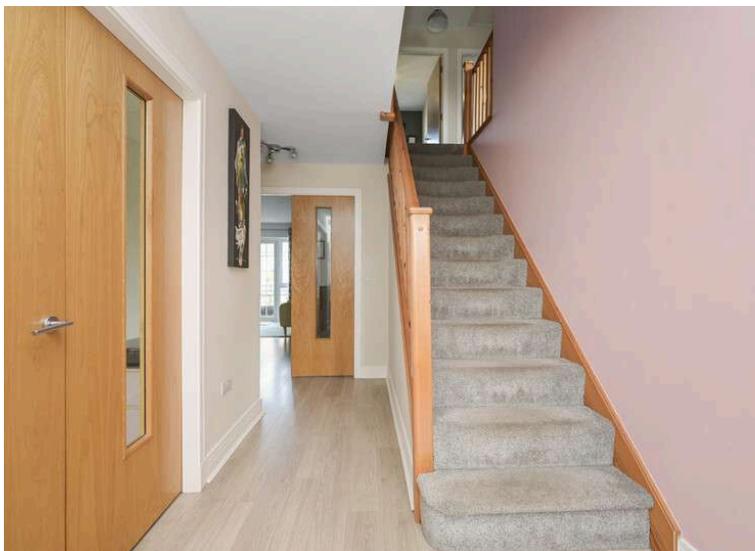




8 Tormain Bank, Ratho, EH28 8JW

www.mcdougallmcqueen.co.uk



8 Tormain Bank is an exceptionally appealing detached villa with garage which forms part of a prestigious Cala development, enjoying a superb setting moments from the banks of the Union Canal, in the charming village of Ratho. Internally the property is in excellent order throughout, features high quality fixtures and fittings and offers well-proportioned and flexible living, perfectly suited to any growing family with its highly regarded schooling from nursery to higher education and those who commute to and from work with excellent transport links. Situated on the ground floor is the lounge with a beautiful natural light; downstairs WC and a generously proportioned and well thought out kitchen with built in dishwasher, fridge/freezer and eye level oven, French doors giving natural light and access to the garden. Separate utility room with sink and plumbing for the washing machine and drier and door leading to the rear garden.

- Well proportioned Cala built family home with garage and driveway
- 5 spacious bedrooms (2 with their own en-suites)
- Family bathroom and useful downstairs WC
- Tastefully presented throughout and excellent storage. Solar panles linked to hot water
- Fantastic bright modern kitchen with dining area and patio doors leading to the rear garden







On the upper level are two spacious master bedrooms each with en-suite showerrooms, three further double bedrooms. All bedrooms are well presented and (apart from bedroom 5) have built in storage. Attractive family bathroom with window giving natural light and high quality tiling around bath and to floor.

Throughout the property is an abundance of storage including attic space. Externally to the front is laid lawn, driveway comfortably accommodating two cars and garage. To the rear is a large secure garden area giving an ideal space for alfresco entertaining, and a perfect play area for children and pets. There is plentiful visitor parking.





Location

Ratho is a thriving semi rural village approximately eight miles northwest of Edinburgh city centre and eight miles south of Edinburgh Airport. A renowned stop on the Union Canal with beautiful scenic walks, canoeing and a marina. Ratho benefits from a selection of local shops, library, post office and the popular Bridge Inn hotel and restaurant. The Gyle Shopping Centre and Hermiston Gait Retail Park are within easy reach by car or bus and offers a numerous retail outlets. Local leisure facilities include the Edinburgh International Climbing Arena which offers climbing, soft play, gym and cafe facilities. Ratho Park Golf Club and The Dalmahoy are close by for golf enthusiasts. Excellent schooling is provided for by Ratho Primary School and Balerno Secondary School and is a short commute to Heriott Watt University. A regular bus service services the area and to Ingliston with its Park and Ride and tram stop. Ratho is conveniently placed for the M8, M9 and Edinburgh City Bypass.

Extras

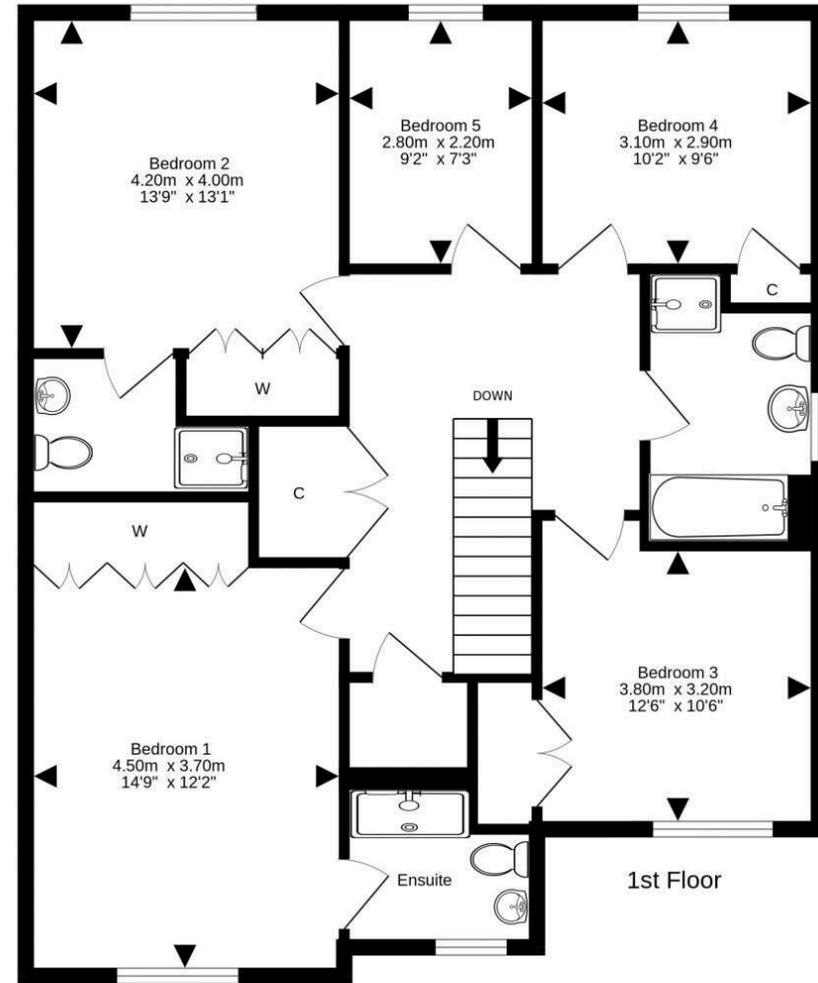
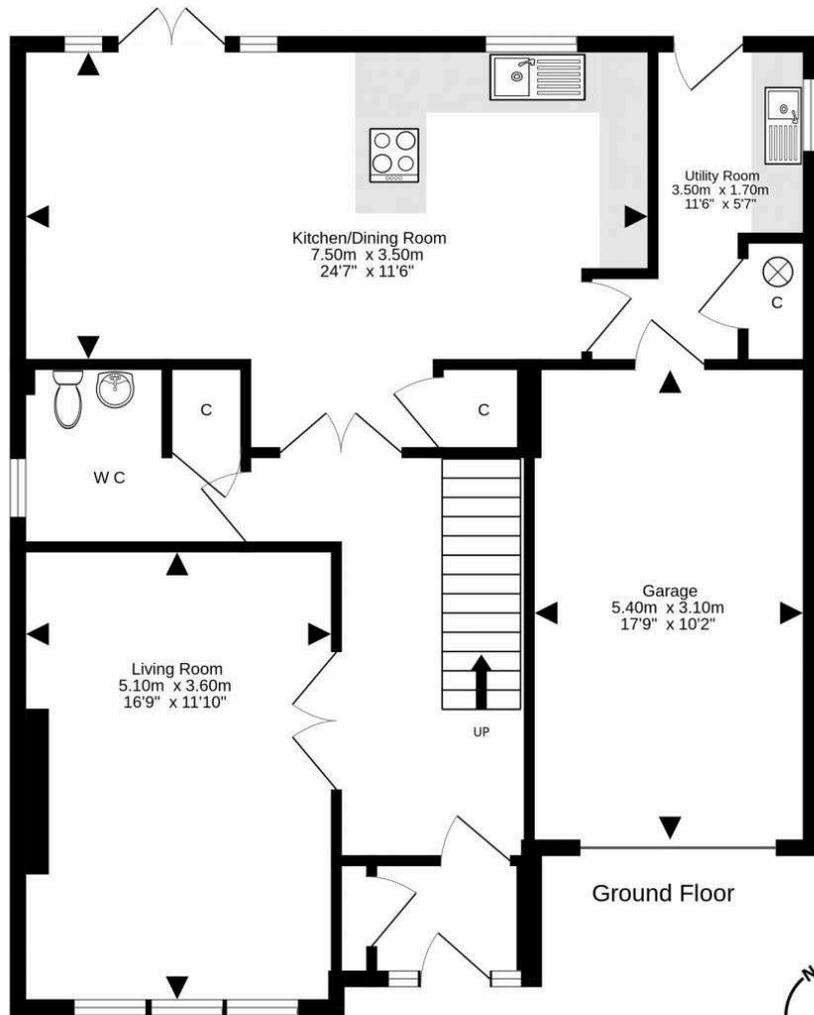
Included in the sale and all light fittings and window coverings.

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - B

Council Tax Band - G



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

