



132 Glasgow Road, Ratho Station, Newbridge, City of Edinburgh, EH28 8PR

Exceptionally Spacious, Four-Bedroom, Detached Bungalow with Gardens & Driveway

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Property Description

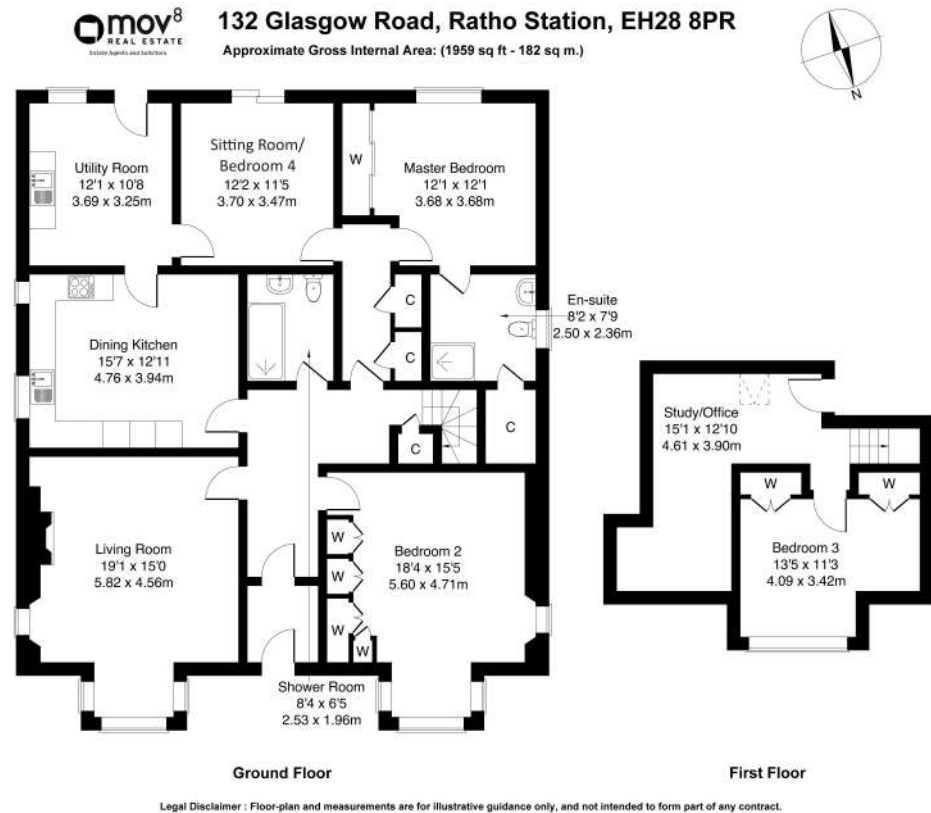
Tastefully presented and exceptionally spacious, four-bedroom, detached bungalow over two floors, with private gardens and driveway. Conveniently located in the popular Ratho Station area, west of Edinburgh city centre. Comprises a vestibule, hallway, living room, kitchen/dining room, three double bedrooms, a further bedroom/sitting room, utility room, study/store room, an en-suite and a shower room.

Highlights include a quality fitted kitchen with appliances, modern bathrooms, generous room sizes and a flexible floor plan, with the potential of a three or four-bedroom configuration. In addition, there is gas central heating, double glazing, tall ceilings, dual-aspect front-facing rooms, and a south-facing garden.

This generous plot incorporates lawns and a multi-vehicle driveway to the front; whilst the rear garden has a lawn, patios, store shed and a raised wood-decked patio.

A welcoming entrance vestibule offers ample space for outerwear, and opens into the main hall, affording access throughout the ground floor, including two built-in storage cupboards. Set to the front, with a box-bay window, a dual-aspect lounge includes a feature fireplace, a shelved press and a central pendant light fitting. With side aspect windows, a generous kitchen offers space for dining, whilst fitted units include stone effect worktops with matching upstands, a sink with drainer, a range cooker, an American-style fridge/freezer, a dishwasher and unit feature lighting. Set off the kitchen, a flexible utility room also has fitted units, including real-wood worktops with a Belfast-style sink, a fridge/freezer, a washing machine and a door to the southerly-facing garden.

Set to the rear, with dual access from the hall and utility room, a flexible bedroom is currently used as a sitting room and includes carpeted flooring and a central pendant light fitting. Also rear-facing is the master bedroom featuring built-in mirrored wardrobes, carpeted flooring, and a generous en-suite shower room with a walk-in cubicle. To the front is a spacious dual-aspect double bedroom with a box-bay window, carpeted flooring and fitted wardrobes. Set internally off the hall, is a generous shower room, with a modern suite including a large shower cubicle. Completing the accommodation, on the first floor, is a further bedroom, whilst a flexible office/store space continues from the landing, with natural light from a Velux-style window.



Area Description





Ratho Station lies six miles west of Edinburgh city centre and is close to the renowned stop on the Union Canal. Ratho Station has a selection of shops serving everyday needs, with The Gyle Shopping Centre and Hermiston Gait Retail Park also within easy reach, offering high-street retail names. Local leisure facilities include the Edinburgh International Climbing Arena with further sports facilities within, and Ratho Park Golf Club. Ratho

Primary School serves the local community, with Balerno Secondary School providing upper school education, whilst Heriot-Watt University is also nearby. Ratho Station is conveniently placed for Edinburgh Airport; the M8, M9 and Edinburgh City Bypass for easy onward travel; and is served by a frequent bus service, with Edinburgh Tram network just three miles away.





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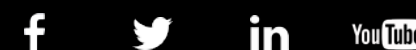
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Estate Agents and Solicitors



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