









Offers Over
£40,000

5/3 Baird Road

Ratho | Edinburgh | EH28 8RU

An excellent opportunity has arisen to purchase a 25% share of this attractive, generously proportioned 2-bedroom 1st/top floor flat forming part of an established development in the sought after village of Ratho, within easy reach of many amenities and transport links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Residents parking
-  EPC Rating – D
-  Council Tax Band - D



Description

Offered to the market in move-in condition, this lovely home shall undoubtedly appeal to the first time buyers and merits internal viewing to be fully appreciated. Enjoying a light and neutral interior throughout, the accommodation comprises; welcoming entrance hall with excellent storage provisions including attic storage. There is a lovely and spacious lounge/diningroom with window to front and the modern fitted kitchen is located off with ample wall and base units together with a breakfast bar. Situated to the rear, are the two generous double bedrooms both benefiting from built-in wardrobes and the stylish bathroom comprises of a white three piece suite with electric shower over bath. Further benefits include a secure entryphone system, electric heating and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the cooker, fridge freezer and washing machine

Additional Information

The remaining 75% share of the property is owned by Castle Rock Edinvar Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association. At the time of writing, a monthly occupancy payment of £229.98 is payable to the Association.

Please note the Occupancy charge is due to change and we will update this as soon as we have this information.

In addition to this there is a variable quarterly payment to the Property Factor to cover the upkeep of the communal areas.

Gardens and Parking

Residents parking is available to the rear of the block along with a communal courtyard.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

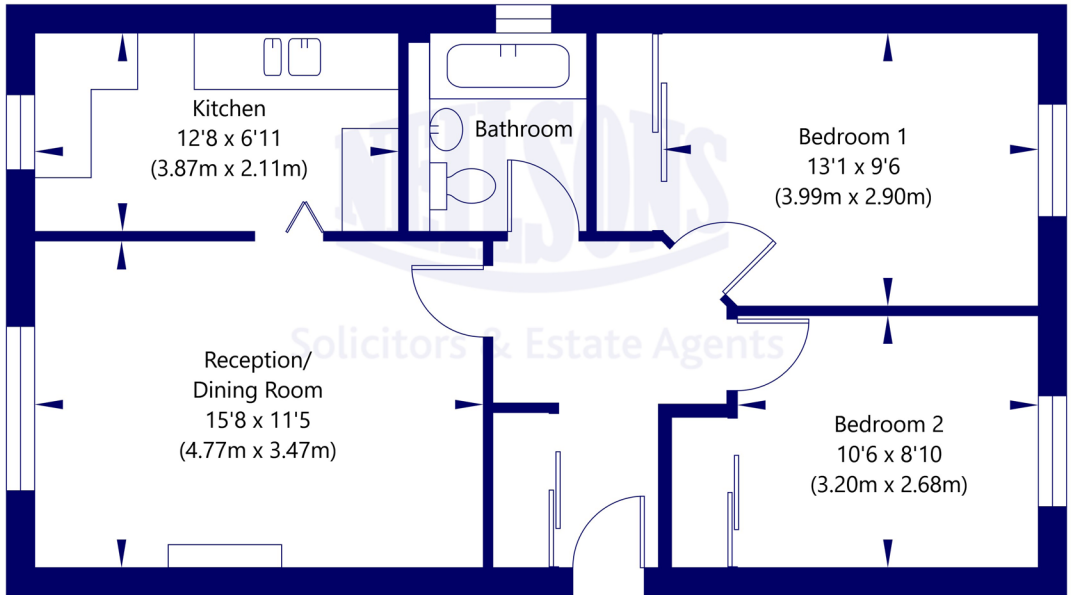
The property is located within the popular village of Ratho approximately 8 miles west of Edinburgh City Centre. The village benefits from local shops, post office, library, canal marina and The Bridge Inn hotel and restaurant. Further specialised shopping can be found at the Gyle Shopping Centre and Hermiston Gait Retail park which are a short drive from the property. Leisure facilities are available close by which include Edinburgh International Climbing Arena and Ratho Park Golf Club. There is a primary school in the village with Balerno High School providing secondary education. The property is ideally placed providing easy access to the M8/M9 motorway networks and Edinburgh Airport. There is a regular public transport service which passes through the village travelling to the Gyle Shopping Centre and Hermiston Gait.

First Floor

Approx. Internal Area 60.61 Sq M / 652 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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