



63 Glasgow Road, Ratho Station,  
Newbridge, Edinburgh, EH28 8TA



**RE/MAX** PROPERTY

This immaculately finished two bedroom upper apartment offers generous accommodation. Set in the delightful village of Ratho Station, this development provides an ideal locale for the commuter. Lorna MacDonald and RE/MAX Property are delighted to offer this two bedroomed property on Glasgow Road to the market.

Located close to Edinburgh airport, Newbridge is a suburb located to the west of Edinburgh. Ratho Station is part of the village of Ratho, situated nearby. Living in Newbridge near Ratho Station you would enjoy a mix of local amenities. Newbridge is well-connected in terms of transportation, with easy access to the major road network, close to the tram network and is served by buses. Hillwood Primary School and Ratho Primary School serve children living in the vicinity as well as Balerno High School. Local shops, restaurants and other amenities provide a good facility, with The Gyle shopping Centre close by, offering additional amenities, with Edinburgh catering for other needs. Recreational facilities include the Ratho marina, Ratho climbing centre, with the new surfing resort due to open in September 2024.

#### **Front Garden**

The welcoming approach has a paved path leading to steps and the front door, and a planted bed area finished with decorative stones. Bay parking is also available to the front.

#### **Entrance Hallway**

Entrance to the property is through a upvc part glazed front door, which opens into a vestibule with white and light grey painted walls, wooden flooring in the vestibule, carpet to the stairs and wooden flooring in the hallway. A generous sized cupboard provides part shelved storage space. There is a ceiling light, power points, a radiator, a smoke detector and an attic hatch to complete this area.





### **Lounge Diner**

**4.503m x 4.004m (14'09" x 13'01")**

Decorated with wood to the floor and walls part white and part light green painted, with a feature brick effect papered wall. This room offers a generous, flexible space for lounge and dining. A large window to the front allows lots of natural light into the room, being further enhanced by a ceiling light. There are power points, a smoke detector and a radiator to finish the room.

### **Kitchen**

**2.320m x 3.668m (7'07" x 12'00")**

The modern décor begins with white painted walls, a feature papered wall, blue half height panelling and laminate flooring. The kitchen has many wall and floor mounted units with white frontages, with co-ordinating wooden work surfaces and pattern tile splashback. There is an integrated under counter electric oven, an integrated four-ring induction hob, an under counter dishwasher, an under counter washing machine, and a fridge freezer, which will all be included in the sale. There is also space for an under counter tumble dryer. Natural light enters from the windows to the front and side of the property, which is further enhanced by a ceiling light. The sink area comprises of a white sink with mixer tap. Power points and a heat detector complete this room.

### **Primary Bedroom**

**3.835m x 3.363m (12'06" x 11'00")**

The wonderful primary bedroom is finished with brick effect wallpaper and half light green painted walls, and light wood effect laminate to the floor. The window to the rear allows in natural light and is complemented by a ceiling light. There is a built in wardrobe for storage, providing hanging and shelving space, and a further built in cupboard. Power points and a radiator complete the room.

### **Bedroom Two**

**3.822m x 2.809m (12'06" x 9'02")**

This great double bedroom has been finished with white and pink painted walls and wood effect vinyl to the floor. The rear facing window allows in natural light and is enhanced by a ceiling light. There is a built-in cupboard. Power points and a radiator finish the room.

### **Shower Room**

**1.401m x 2.025m (4'07" x 6'07")**

This modern bathroom has been decorated with grey tiles to the walls and floor. The white suite comprises of a vanity unit with built in sink and back to wall toilet, and a corner shower unit housing a mains waterfall shower with additional hand held shower. A great space to relax and unwind. A side facing window allows natural light into the room and this is further complimented by ceiling downlights. A chrome towel radiator and illuminated mirror complete the room.

### **Attic**

**5.286m x 2.197m (17'04" x 7'02")**

The great attic space is accessed via fitted pull down ramsay ladders. A great storage area which is finished with white papered walls. The space has a roof window, a radiator, power points and an integrated cupboard.

### **Garden**

This generously sized outdoor space has a large, grassed area and a great wooden decked area. The space is enclosed by fencing and a gate for access. The garden is finished with hedges and mature planting edging the space. There is a wooden summer house and a wooden shed, which will be included in the sale. An excellent space to sit and relax or entertain.

### **Additional Items**

All fitted floor coverings and kitchen appliances mentioned, will be included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### **VIEWING**

Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

### **OFFERS**

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

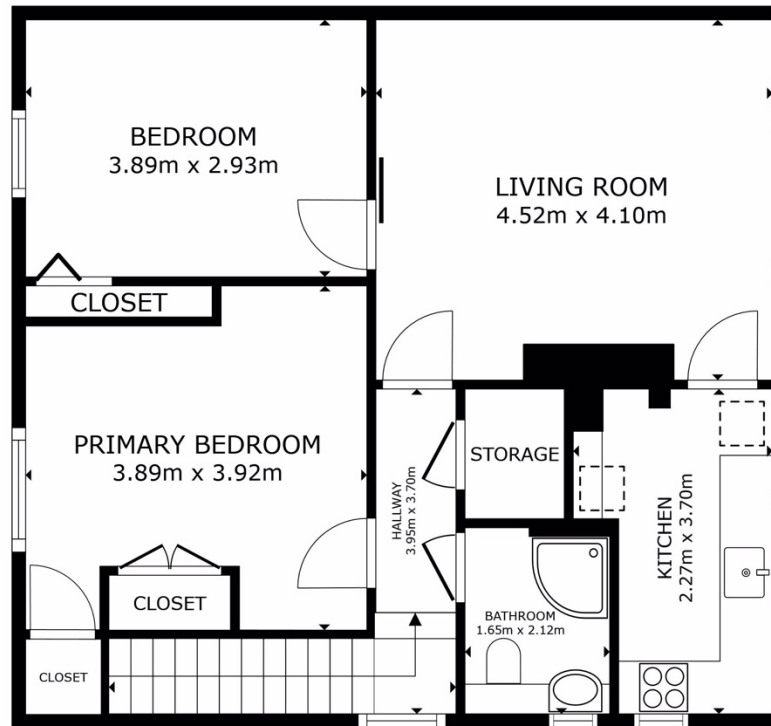
### **INTEREST**

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





*“Nobody in the world sells more property than RE/MAX”*



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 2.5 m<sup>2</sup> FLOOR 2 67.3 m<sup>2</sup>  
 TOTAL : 69.8 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	



**Lorna MacDonald**  
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These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.