

15/2 Baird Road

RATHO, NEWBRIDGE, EH28 8RU



Newly refurbished upper two-bedroom flat that offers thoughtful design, maximising space and light



0131 524 9797



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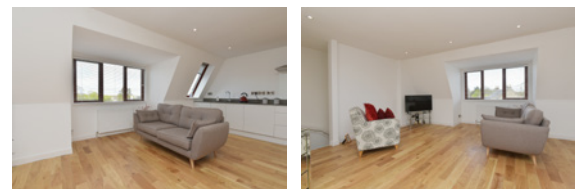


info@mcewanfraserlegal.co.uk



Welcome to this newly refurbished upper two-bedroom flat that offers thoughtful design, maximising space and light.

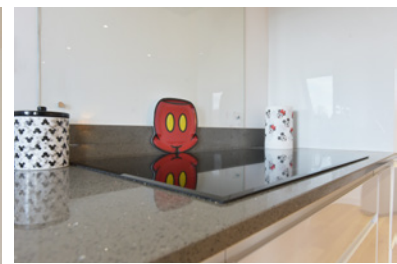
THE KITCHEN/LIVING ROOM



As you ascend the stairs from the inviting front entrance, you are greeted by a seamless transition into an expansive open-plan kitchen/living area. The removal of a wall has created a generous space, adorned with oak flooring that exudes warmth and elegance, inviting you to unwind or entertain with ease.



The heart of this home is the sleek kitchen, boasting luxurious granite countertops that perfectly complement the chic, fitted units. Equipped with a fitted oven and electric hob, this culinary haven is as functional as it is stylish, making meal preparation a delight.





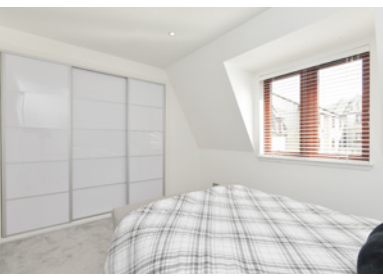
Venturing further into the property, you will discover two spacious double bedrooms, offering comfort and tranquillity. The primary bedroom is a true retreat, featuring a lavish three-piece en-suite for added convenience and indulgence.

Throughout the entirety of this home, attention to detail and a commitment to quality are evident, as every aspect of the renovation has been executed to the highest standard. From the contemporary fixtures to the flawless finishes, this property epitomizes sophistication and refinement.

THE SHOWER ROOM



BEDROOM 1



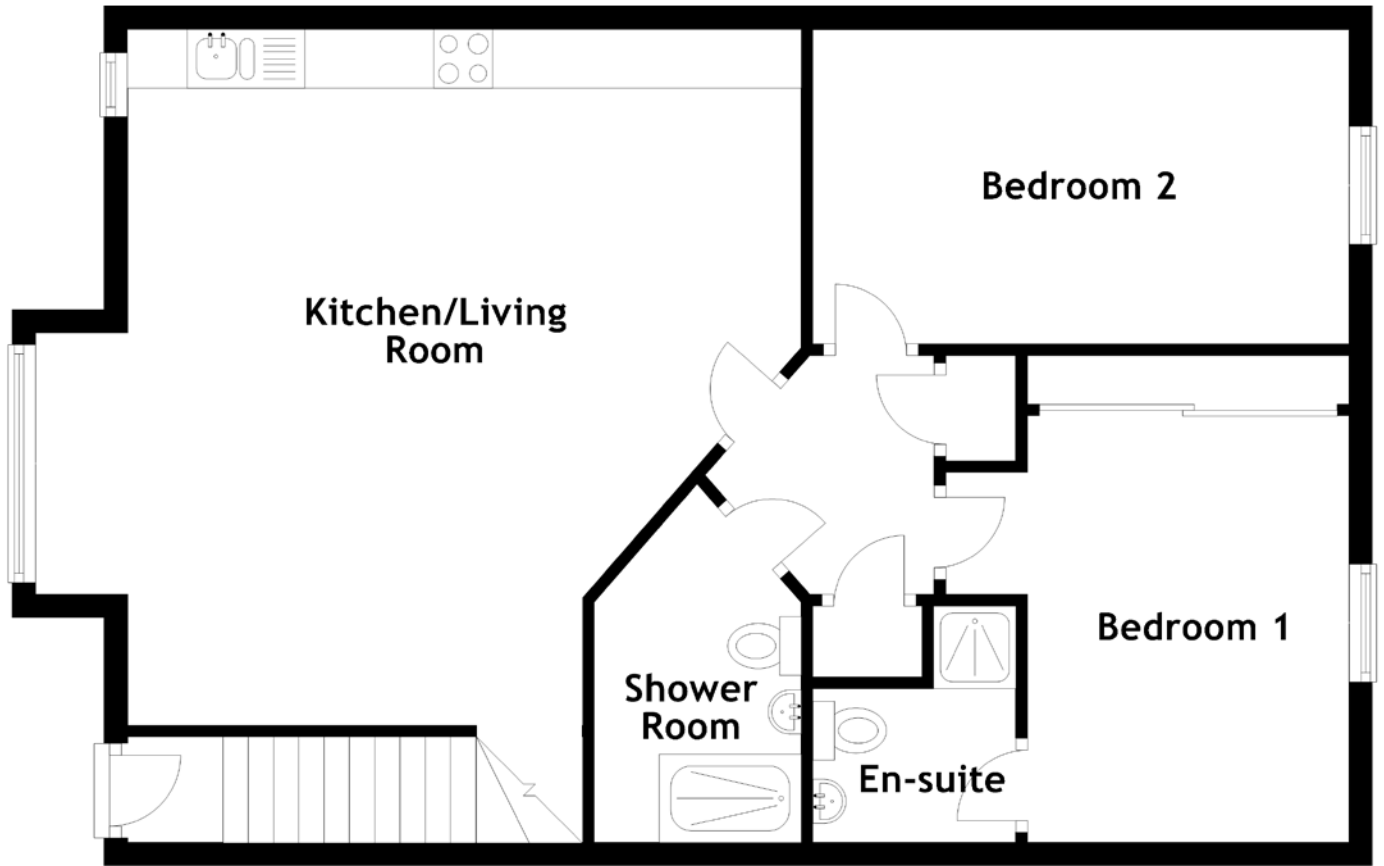
BEDROOM 2



EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

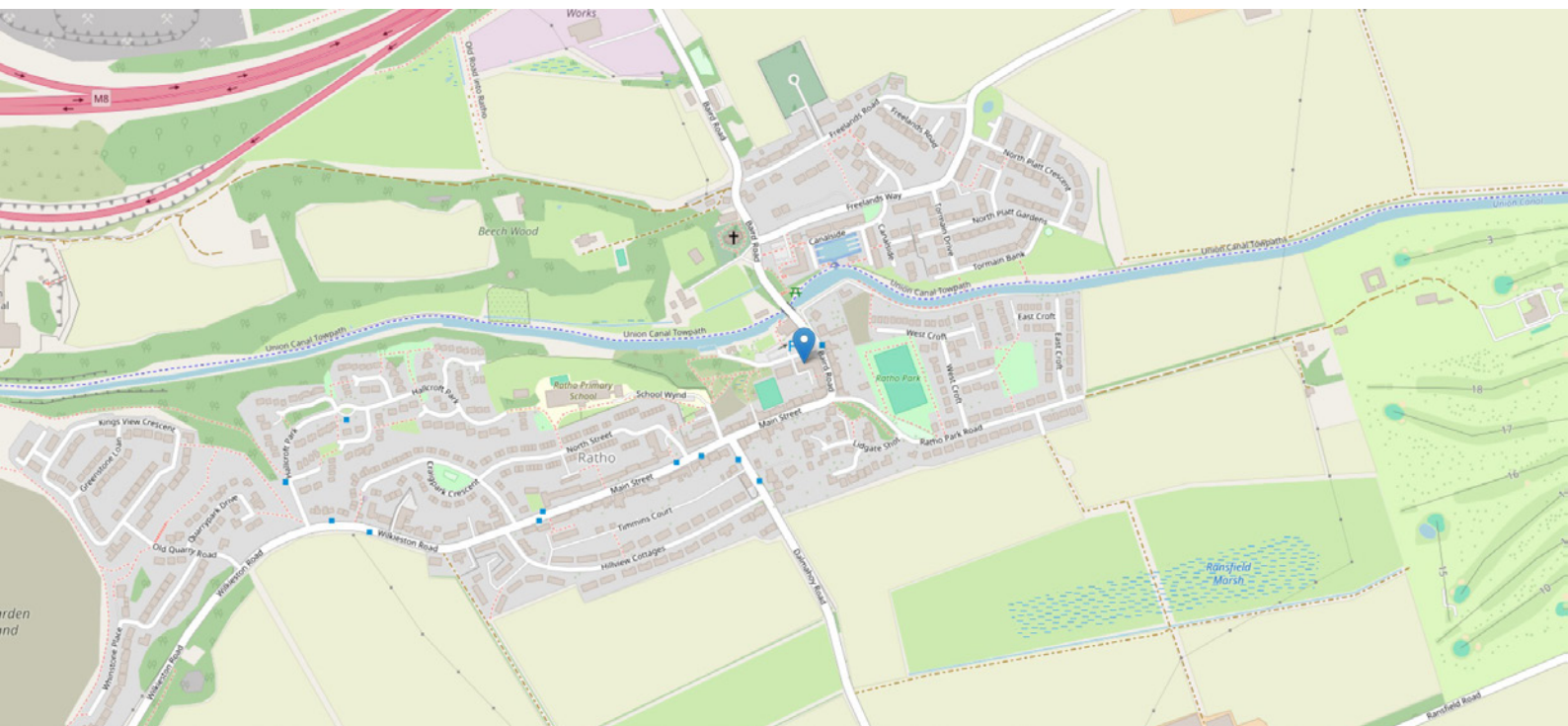


Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room 5.91m (19'5") x 5.73m (18'10")
 Bedroom 1 3.62m (11'11") x 3.43m (11'3")
 En-suite 2.01m (6'7") x 1.73m (5'8")

Bedroom 2 4.56m (15') x 2.67m (8'9")
 Shower Room 2.92m (9'7") x 1.71m (5'7")

Gross internal floor area (m²): 74m²
 EPC Rating: C



THE LOCATION

Situated approximately six miles west of Edinburgh, the sought-after rural village of Ratho enjoys the best of both worlds. Surrounded by picturesque countryside and retaining a charming village atmosphere, residents of Ratho enjoy a real sense of community. Ratho offers a wealth of sporting and leisure activities such as tranquil walks and cycle rides along the leafy banks of the canal between Edinburgh and Falkirk. Golfing enthusiasts can enjoy a relaxed round at both Ratho Park and Dalmahoy Hotel golf courses, while thrill seekers can head to the renowned EICA, Europe's largest indoor climbing arena.





The village is well served by an excellent range of local amenities, plus a thriving community centre and health centre. Further shopping facilities are available in nearby Corstorphine and at the Gyle Shopping Centre, which offers both a Morrisons and a Marks and Spencer supermarket. The services and facilities of Edinburgh are just a short journey away. Excellent state and private schooling are available with pre and primary education provided at the well-regarded Ratho Primary School, followed by secondary schooling at the nearby Balerno Community High. For younger children, the Brownies and Cubs are close at hand.

Ratho is extremely popular with commuters thanks to its close proximity to Edinburgh Airport (just four miles away) and easy access to Edinburgh City Bypass and the M8/M9 motorway networks. The village is also well served by public transport with regular bus services into Edinburgh city centre and beyond.

Local shopping could not be better. Within the area is Asda, capable of supplying everything for most family's normal weekly requirements at very competitive prices. If a greater variety is required then Cameron Toll shopping complex and Fort Kinnaird are only a short distance from the property and here banking and building society services can be found along with a wide variety of High Street stores along with a Sainsbury's Superstore. Should all of this prove inadequate then it is a simple matter to travel into the City Centre.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Surveyor



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