

# 13 Baird Road

RATHO, NEWBRIDGE, MIDLOTHIAN, EH28 8RU



*Beautifully Presented Two-Bedroom Main  
Door Flat – Baird Road, Ratho*



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Offered to the market in true walk-in condition, this superb two-bedroom main door flat on Baird Road, Ratho, presents an ideal opportunity for first-time buyers, downsizers, or investors seeking a lucrative rental prospect.

# THE LIVING ROOM



Upon entering, stairs lead you to a bright and spacious living area, where large windows flood the space with natural light and offer pleasant open views. The generous lounge comfortably accommodates a full living suite and a dining area, perfect for both relaxing and entertaining, as shown in the professionally staged photos.



# THE KITCHEN



Adjacent to the living room is a modern, fully fitted kitchen complete with integrated appliances, including a fridge/freezer, gas hob, oven, and washing machine. Ample worktop space and cabinetry make this kitchen both stylish and functional.





The property boasts two generously sized double bedrooms, each with integrated wardrobes. The principal bedroom benefits from a sleek en-suite shower room, while the main family bathroom—also featuring a contemporary three-piece suite—is centrally located within the flat.

## THE BATHROOM





# BEDROOM 1



The principal bedroom benefits from a sleek en-suite shower room



# BEDROOM 2





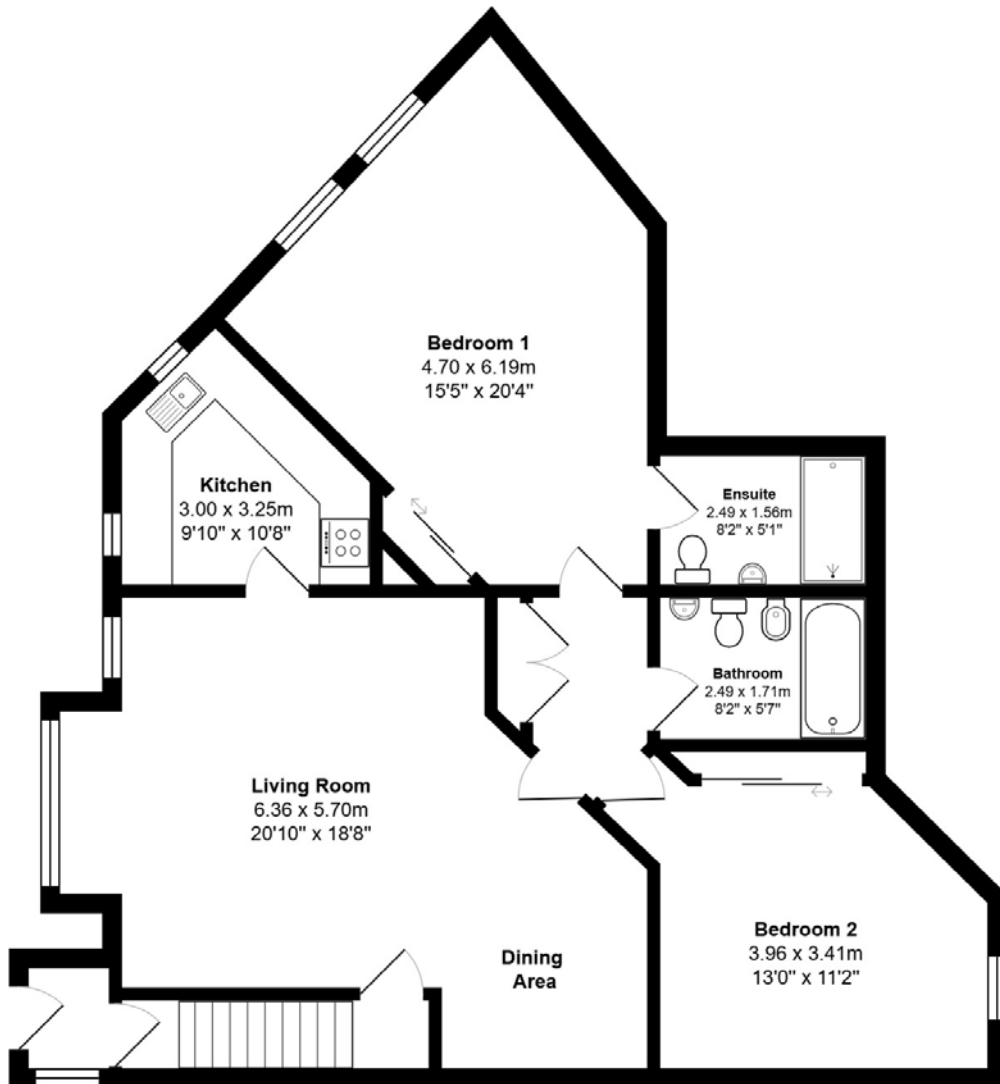
Externally, the property includes off-street parking and enjoys close proximity to local amenities, public transport links, and the charming village atmosphere of Ratho.

Early viewing is highly recommended to fully appreciate the space, style, and convenience this property offers.

# EXTERNALS & VIEW

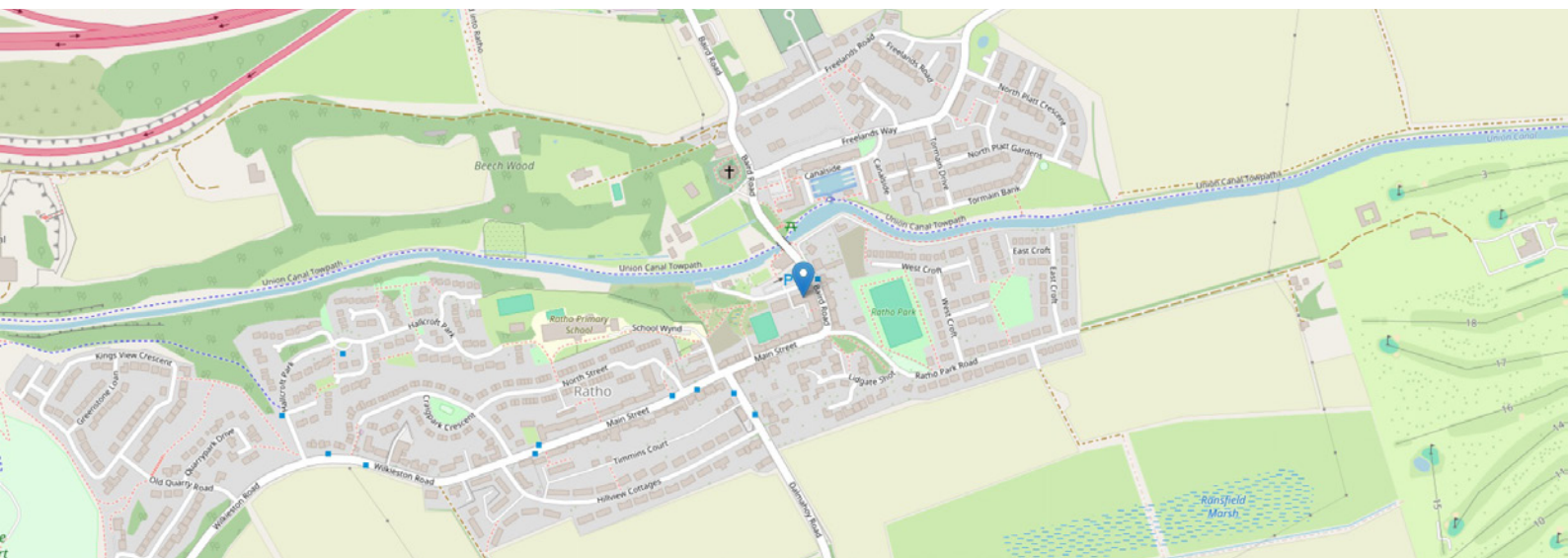


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup> | 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.



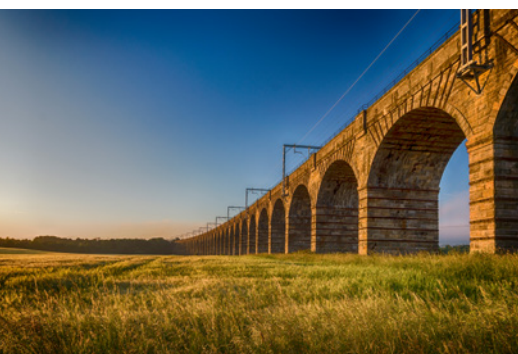




The village is well served by an excellent range of local amenities, plus a thriving community centre and health centre. Further shopping facilities are available in nearby Corstorphine and at the Gyle Shopping Centre, which offers both a Morrisons and a Marks and Spencer supermarket. The services and 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.



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