



1 KINGS VIEW CLOSE
Ratho, EH28 8AH



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Stylish, spacious family living accommodation within a statement, end-terrace townhouse, set apart by far-reaching, elevated views across the 'Lost Shore Surf Resort' and the surrounding open countryside.

1 Kings View Close occupies an enviable plot in one of Ratho's preeminent residential enclaves.

Lying on the periphery of North West Edinburgh, the village has earned enduring popularity for its strategic position, affording convenient links to the City Centre, Edinburgh's International Airport, and the M8 and M90

Accommodation

Approximate Gross Internal Floor Area: 1662 sq ft (154.4 sq. m).

Ground Floor:

Entrance Vestibule, Hall, open-plan Kitchen/Dining/Living Room, Double Bedroom 4/Family Room, Utilities Cupboard, and Cloakroom/WC.

First Floor: Landing, Sitting Room, and Principal Bedroom with en-suite Shower Room and Dressing Room.

Second Floor: Landing, Double Bedroom 2, Double Bedroom 3, and Family Bathroom.

Exterior: Generous corner plot featuring an enclosed, south west facing family garden, as well as a neat, block-paved driveway providing private car parking for two vehicles.

In addition, the plot to the side of the house has a patio terrace hosting two versatile, multi-purpose U-Hut sheds, which provide excellent workshop/secure storage.





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Situation

1 Kings View Close forms part of the highly regarded "Craigpark" development by CALA Homes, situated in the Conservation village of Ratho. A perennially popular settlement on Edinburgh's North Western fringe, Ratho is well positioned for ease of access to the City Centre, as well as Edinburgh International Airport, and Central Scotland's arterial road and rail network.

The village itself is serviced by a useful selection of amenities, including a convenience store and a well-regarded local pub, The Bridge Inn, which overlooks the Union Canal, the 19th Century waterway with such ubiquity in the history of the wider Central Belt. Ratho has a local primary school and there is secondary schooling available in Balerno with coach transport for pupils, as at the date of publication.

Some five miles by car, The Gyle Shopping Centre has an extensive indoor shopping mall, populated with a wide range of High Street shops and two supermarkets. Hermiston Gait is just a little further afield and offers a range of shops including a large Tesco supermarket. The Edinburgh Tram offers direct access from the Airport to the city centre, with regular stations including a Park and Ride facility at Ingliston (about 3 miles). There are mainline railway connections at Edinburgh Park and South Gyle. Edinburgh airport is close at hand, as are road links to the Edinburgh city bypass, Glasgow and the central Scotland motorway network.

The surrounding countryside hosts a wealth of leisure facilities, including the "Lost Shore Surf Resort" outside the village, Dalmahoy Country Club and golf course, Gogarburn and Ratho Park Golf Courses, the Norton House Hotel and Spa, and the popular Edinburgh International Climbing Arena. The national cycle network follows the Union Canal into central Edinburgh and there are ample opportunities for hill-walking and cycling in the Pentland Hills.



General Description

1 Kings View Close is a high calibre family home, completed in circa 2018 by CALA Homes, which occupies one of the finest plots within the sought-after, residential enclave. The end-terrace townhouse affords approximately 1693 square feet of handsomely-proportioned, versatile accommodation set over three floors, much of which is governed by the arresting, elevated outlook to the South West, with views across undulating countryside and the highly acclaimed, "Lost Shore Surf Resort".

Internally, the tasteful, well-coordinated décor is elevated by the discerningly high standard of fixtures and finishes with which the CALA brand is synonymous and the accommodation is well-served by a generous volume of integral storage, including a walk-in dressing room and a utilities cupboard. The interior features a combination of quality oak effect vinyl flooring, timeless bathroom tiling, plush carpeting, and wall paints in neutral and muted shades. Notably, the home has a statement, first floor sitting room, which allows for optimal indulgence in the far-reaching views, as well as encapsulating the free flowing and sociable living space so coveted by contemporary households, with an open-plan kitchen/dining/living room and kitchen featuring patio doors out to a smart, flagstone patio terrace in the south-facing rear garden.

On approach, the attractive façade of the house has been designed to align with traditional, Scottish architectural vernacular, with harled render accented by stone cladding and a modern, pan-tiled roof, in the style so ubiquitous amongst homes of heritage along Scotland's Eastern coastline. The house's neat frontage adds to the kerb appeal and has a block paved driveway, providing private parking for two vehicles, while the generous corner plot sweeps around the eastern elevation of the house, where there is the advantage of an additional smart, spacious patio terrace, which is set in the shelter of a tall wall and has two large U Hut sheds.

Beyond the threshold, there is a welcoming yet practical entrance vestibule, which has matt flooring, a double cupboard, and a glass panelled door leading to the main hall. The very well-proportioned hall impresses a sense of arrival and serves as a central spine to the ground floor accommodation, featuring a glass partition and glass panelled door leading into the open-plan kitchen/dining/living room. The hall is finished with quality, oak effect flooring which extends into the adjoining open-plan living/dining room and the family room/fourth double bedroom in a sweep of synchronous design. It also features the timeless staircase to the first floor, complete with classic timber-finished banister.

The accommodation has been thoughtfully configured for the rigmarole of family living, with a generous volume of integral storage, including: an understairs utilities cupboard concealed behind double oak-finished doors in the hall; a well-presented ground floor cloakroom/WC with space to install a shower cubicle (subject to acquiring any necessary consents); deep cupboards on both the first and second floor landings; and fitted wardrobes in each of the bedrooms.





Ideal for both relaxed family living and entertaining larger parties, when occasion demands, the open-plan kitchen/dining/living room has ample space for both a full formal dining suite and lounge furniture. The contemporary kitchen has a stylish array of wall and floor units, incorporating ergonomic storage, such as pan drawers, as well as a peninsula island with a breakfast bar. It is also well-equipped with integrated appliances, including a discrete fridge/freezer and dishwasher, an AEG oven/grill, and a gas hob set beneath an overhead extractor fan. The units also conceal the combi-boiler. A set of French doors lead out onto the smart, flagstone patio terrace: something of a south facing, suntrap, which is ideal for alfresco living and entertaining in the enclosed rear garden.

On the first floor, the landing is smartly decorated with further oak effect vinyl flooring and provides access to both the sitting room and the principal bedroom suite. The sitting room is a handsomely proportioned, south-facing principal reception room, which is set apart by its outlook over the Lost Shore Resort and the surrounding countryside. The generous fenestration features a pair of windows, including a tall double window with a Juliet balcony. The principal bedroom has been designed with a sense of sanctuary in mind, accompanied by both a walk-in dressing room with fitted wardrobe storage, as well as an ensuite which is finished with neutral, two-tone tiling and boasts a large shower cubicle, a WC with a hidden cistern, and a wash hand basin, as well as a heated towel rail and a mirrored vanity cabinet. The cupboard off the first floor landing houses the high efficiency heating and hot water system.

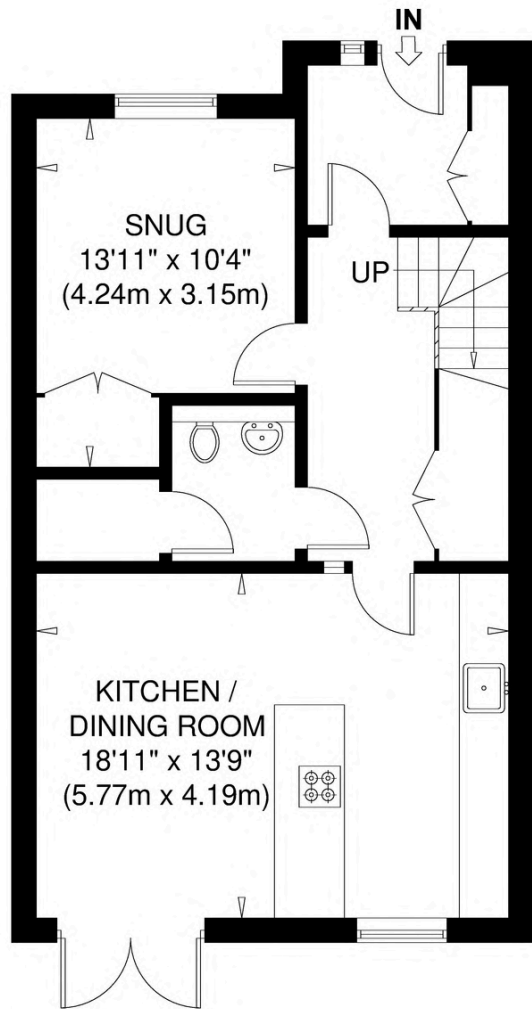
The second floor landing is similarly finished with oak effect vinyl flooring and has a deep cupboard, as well as a ceiling hatch providing access into the loft. The second and third double bedrooms both feature charming dormer windows with far-reaching, elevated views, as well as fitted wardrobes. They share the immaculately presented family bathroom, which is flooded with natural light via a Velux ceiling window and has stylish tiling, a bath with an overhead shower attachment, a WC with a hidden cistern, and a wash hand basin set above a vanity cabinet.

Exterior

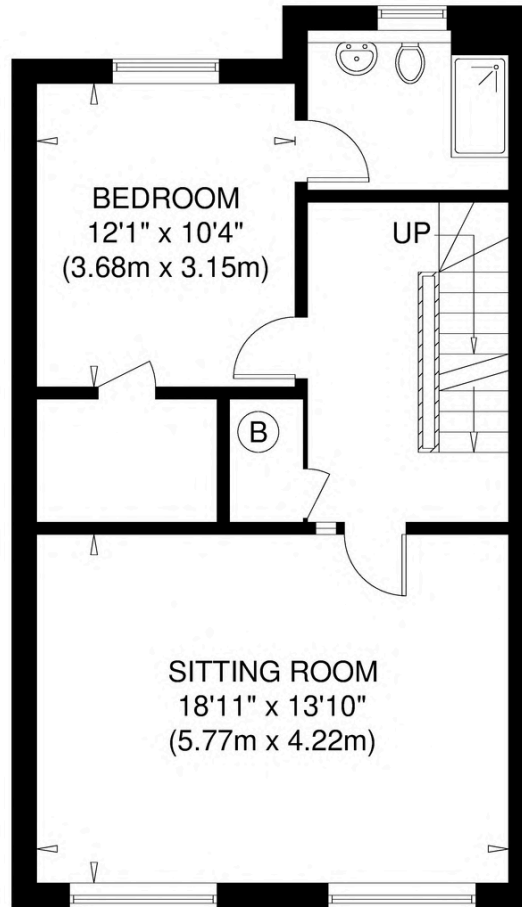
1 Kings View Close occupies a corner plot on the periphery of the residential enclave, which affords it additional outside space and an enviable sense of privacy. Accessed via a pedestrian gate from the side of the house, the rear garden is enclosed within tall timber fencing and has been landscaped with family living in mind. The lawn is trimmed with raised beds and features a children's playframe, while the patio doors from the open-plan kitchen/living room open out onto a smart flagstone patio terrace, which stretches across the rear elevation of the house and indulges in the southerly aspect.

Extending along the side of the house, there is an additional, spacious flagstone terrace which is set in the shelter of a tall boundary wall. The terrace is currently occupied by a pair of ūhut pods, which provide excellent, secure storage/workshop space and could be adapted for use as home offices or garden pavilions.

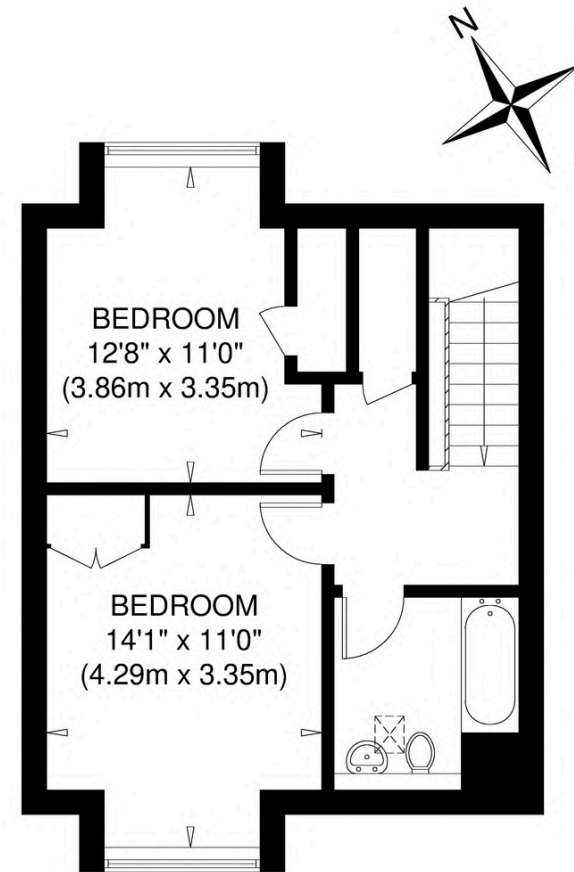




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 57.6 SQ M / 620 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 57.6 SQ M / 620 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 42.1 SQ M / 453 SQ FT

KINGS VIEW CLOSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 157.3 SQ M / 1693 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation, the property's postcode is EH28 8AH.

Fixtures and Fittings

Only items specifically mentioned in the sales particulars are included in the sale price. NB: In the garden, the children's garden den in the garden and three fruit trees in the raised beds will be removed.

Tenure

Freehold

Council Tax Band

F

EPC Rating

B

Services

Mains gas, electricity, water, and drainage. Combi-boiler for central heating and hot water systems.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co. give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.





RETTIE

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