



## 14 Hallcroft Close

Ratho, Newbridge, EH28 8SD

Price £190,000



Fixed Price £190 000

This property is ideal for anyone looking for a spacious and stylish home in a desirable location. Don't miss this opportunity to view this charming semi-detached villa with split-level living and a conservatory. Contact us today to arrange a viewing or for more information



## Description

### UNEXPECTEDLY BACK ON THE MARKET

A charming semi-detached villa with split-level living and a conservatory

Welcome to 14 Hallcroft Close Ralio, a spacious and stylish home that offers comfortable living in a desirable location. This property features a modern kitchen, a large lounge, a conservatory, two double bedrooms, and a stylish bathroom. It also benefits from gas heating, double glazing, good storage, an enclosed rear garden, a driveway and a garage.

As you enter the property, you will find the kitchen on your right. The modern fitted kitchen has ample storage cupboards, complimentary work tops, a wall-mounted oven and microwave oven, a ceramic hob, and a stainless steel sink. The kitchen has direct access to the garage, which provides extra storage and convenience.

The lounge is on the lower level and is a bright and spacious room. The lounge has sliding doors that leads to the conservatory, which overlooks the garden.

The conservatory is a great place to relax and enjoy the views of the garden.

The first floor houses one of the double bedrooms and a walk-in cupboard. The double bedroom has a window that lets in natural light. The walk-in cupboard offers ample space for clothes and other items.

The upper level has another double bedroom and the bathroom. The bathroom is stylish and modern, with a shower over the bath.

The property has gas heating and double glazing throughout, ensuring warmth and comfort all year round. It also has good storage space, including two attics.

The rear garden is enclosed and would benefit from some landscaping, but would be a perfect spot for outdoor entertaining or relaxing. The driveway provides ample off-street parking and access to the garage.

This property is ideal for anyone looking for a spacious and stylish home in a desirable location. Don't miss this opportunity to view this charming semi-detached villa with split-level living and a conservatory. Contact us today to arrange a viewing or for more information.

## Local area

Ralio is a thriving rural village, eight miles west of Edinburgh city centre. A renowned stop on the Union Canal, Ralio benefits from a selection of local shops, post office, library, garage, and the popular Bridge Inn Hotel and Restaurant. The Gyle Shopping Centre and Hermiston Gait Retail Park are within easy reach, offering high-street retail names. Local leisure facilities include the Edinburgh International Climbing Arena and Ralio Park Golf Club. Ralio Primary School serves the local community, with Balerno Secondary School providing upper school education, and Heriot-Watt University is also nearby. Ralio is conveniently placed for the M8, M9 and Edinburgh city bypass, and is served by a frequent bus service, and lies within three miles of the Edinburgh tram network.

Lounge 9'10" x 15'6" (3.00 x 4.73)

Kitchen 10'5" x 8'10" (3.2 x 2.7)

Conservatory 10'5" x 11'9" (3.2 x 3.6)

Bedroom 1 9'8" x 9'10" (2.96 x 3.00)

Bedroom 2 12'0" x 9'0" (3.66 x 2.75)

Bathroom 5'2" x 7'7" (1.6 x 2.32)

Garage 17'8" x 12'5" (5.4 x 3.8)

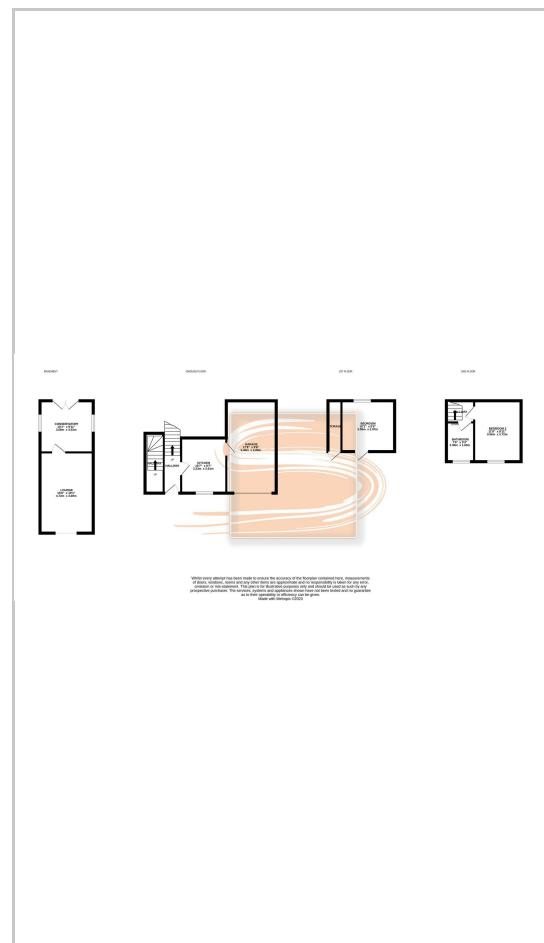
## Contact Us

To arrange a viewing or for further details please call 01501 733200 or email [property@sneddon.com](mailto:property@sneddon.com).

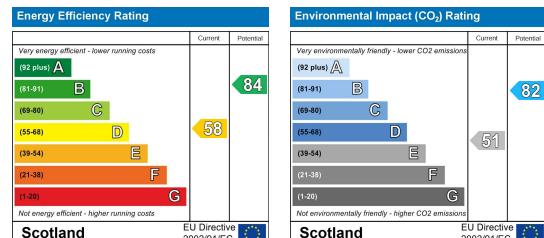
## Area Map



## Floor Plans



## Energy Efficiency Graph



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