

2 Freelands Road, Ratho, EH28 8NP



SUBSTANTIAL 5 BED FORMER MANSE NESTLED IN THE PICTURESQUE VILLAGE OF RATHO

- Bright living room with feature fireplace
- Modern kitchen leading to utility room
- Spacious dining room, great for hosting
- 5 bedrooms (one currently being used as an office/study)
- 3-piece bathroom on first floor with additional WC on ground floor
- Garden grounds surrounding property with large grounds to the rear
- Single garage services with power and lighting
- B listed stone outbuilding of original manse with power and light, currently split into two rooms - potential for use as a home office or studio

Location

Ratho is a lovely country village only 8 miles west of Edinburgh city centre making it extremely sought after with commuters and is beloved for its scenic setting and outdoor attractions. The village has local amenities such as convenient stores, library, Water of Leith union canal and the popular Bridge Inn restaurant and pub. Local leisure facilities include the Edinburgh International Climbing Arena which offers climbing, soft play, gym and cafe facilities. Ratho Park Golf Club and The Dalmahoy are close by for golf enthusiasts. Regular and convenient bus services from nearby Glasgow Road offer stress-free travel to Edinburgh City Centre as well as heading west to Glasgow.

Viewing Arrangements

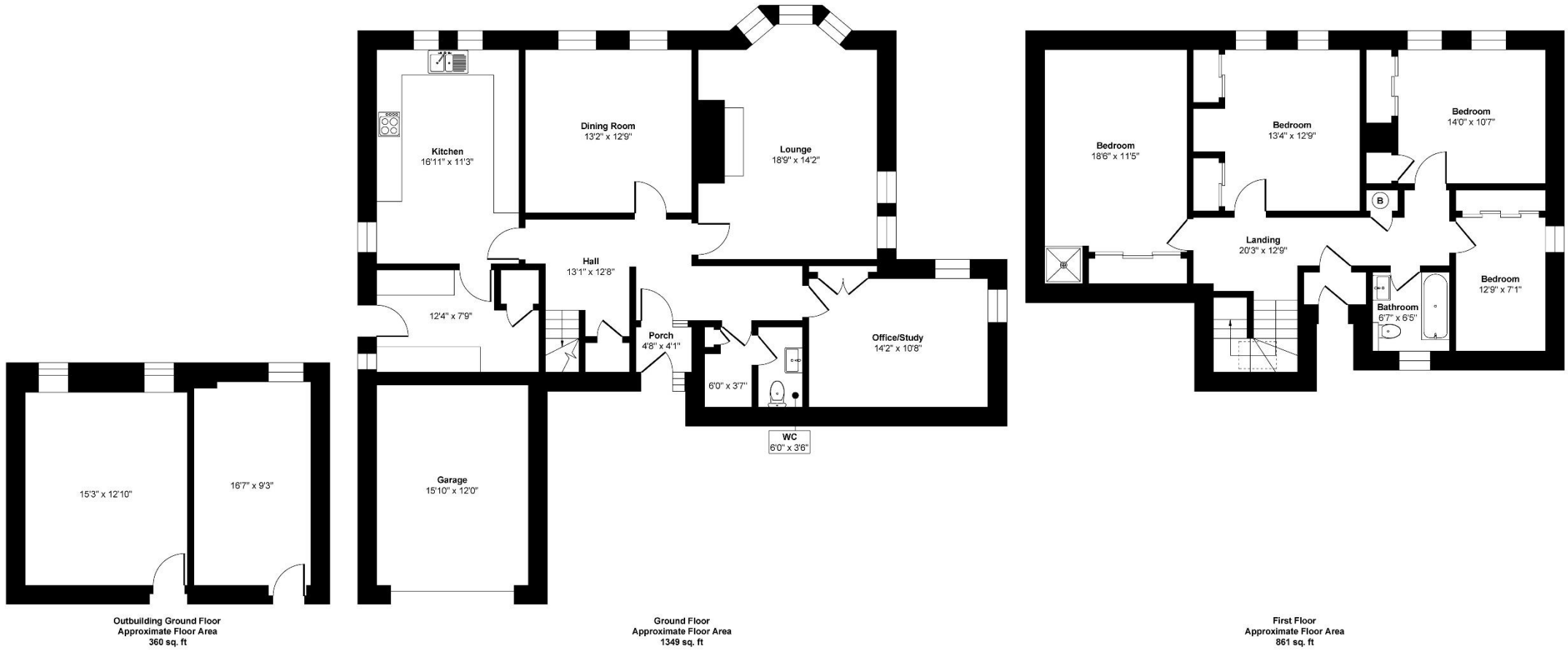
By appointment with The Church of Scotland Law Department.

Please email properties@churchofscotland.org.uk









Approx. Gross Internal Floor Area 2570 sq. ft

FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and fixtures, including doors and windows are approximate and should be independently verified

Produced by Elements Property

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC014574

