





## 89a & 89b

Ravenscroft Street, Gilmerton  
Edinburgh, **EH17 8QS**

### Property Summary.

The subjects comprise the most delightful detached red sandstone cottage which commands an exceptional environment, set amidst the most wonderful extensive gardens that have been featured in the Scottish Field. Quietly nestled at the end of Ravenscroft Street which is one of the original streets in the area, known for its eclectic mix of residential homes. This property is accessed via a quiet none through road, past Westland Cottages, which leads to a private gated parking area with large detached stone garage.

Internally, this is a delightful home of immense charm and character. Thoughtfully extended in the past, it provides a versatile and spacious layout, ideal for family living. While the property could now benefit from a degree of modernisation, it presents an outstanding opportunity for any purchaser to design a truly bespoke home, tailored to their own design and specification. The potential is truly remarkable, owing to the private and extensive garden grounds which incorporate a listed Gazebo, outstanding established flower beds both formal and informal, and an idyllic garden pond, all contributing to the extraordinary, peaceful setting this home commands.







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A rare opportunity to acquire the most charming, detached Victorian extended cottage which commands the most idyllic position, set amidst beautiful extensive garden grounds, incorporating a self-contained one bedroom cottage and large detached stone garage.

## Features.

-  Entrance Vestibule
-  Inner & Outer Halls
-  Lounge
-  Conservatory
-  Family sized Dining Kitchen
-  Utility room
-  Master Bedroom with dressing area
-  Three further bedrooms
-  Shower room
-  Bathroom
-  Large floored attic
-  Gas fired central heating
-  Partial Double glazing
-  Security alarm
-  Large stone garage
-  Self contained one bedroom cottage





The accommodation is well proportioned presently laid over one floor. There is a large floored attic which again offers potential for development.

Within the grounds is a one bedroom cottage which again requires upgrading, ideal as a letting investment, guest cottage, granny or nanny accommodation.

The large detached stone garage is set under a pitched red pan-tiled roof and could easily be developed into some form of living accommodation if desired. All of this would be subject to any purchaser obtaining the necessary planning permissions and warrants.

A gas fired central heating boiler serves panelled radiators throughout, complemented by a working cast iron stove in the Lounge and a living flame gas fire in the dining Kitchen. (not tested). A security alarm is also in operation.







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For Illustrative purposes | Not to scale

Approximate Gross internal Area: 2634 ft<sup>2</sup> / 244.70 m<sup>2</sup>

## SEPERATE COTTAGE

Approximate Gross internal Area: 507 ft<sup>2</sup> / 47.10 m<sup>2</sup>

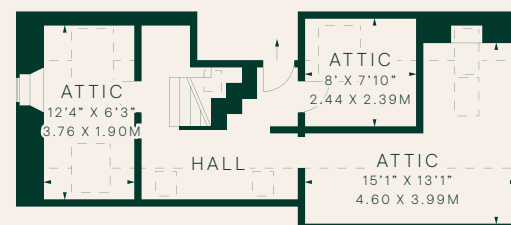
## GARAGE, WORKSHOP & LOG STORE

Approximate Garage Area: 598ft<sup>2</sup> / 55.55 m<sup>2</sup>

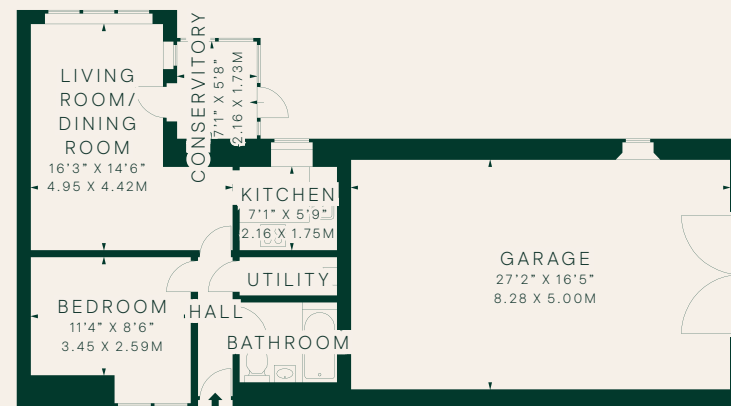
HOUSE BAND I G

COTTAGE BAND I B

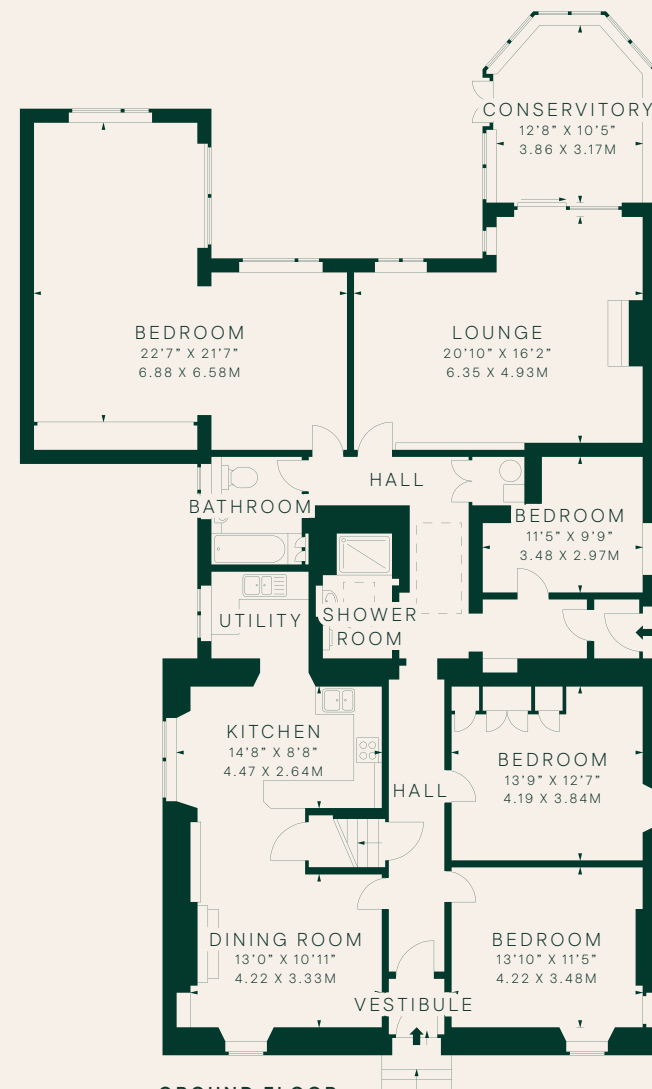
ENTRY	Negotiable
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ATTIC



## GROUND FLOOR



## GROUND FLOOR



It is rare to find a detached home of such character within the South side of the city that still retains its original grounds. The extensive, landscaped, mature gardens are truly exceptional, extending to approximately  $\frac{3}{4}$  of an acre. Within the garden there are a abundance of established flower borders including fig and fruit trees. There are charming seating areas, with particular note to the stone listed Gazebo from which panoramic views across the city and beyond can be enjoyed.

The one bedroom cottage which is adjacent to the substantial stone built garage/barn is perfect for guest accommodation, a self- contained relative's home or letting investment. The garage does again require upgrading but could be used as self-contained accommodation for example as an office studio or guest accommodation.

## Extras.

All fitted carpets, the cooker, extractor hood, fridge, washing machine, living flame gas fire, lounge cast iron stove and light fittings. Please note the appliances and fires will be sold as seen with no warranties or guarantees as to their suitability for use or working condition. The garden furniture will not be included.

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## Location.

Gilmerton is a vibrant and established residential area located on the South side of the City. The area has recently undergone extensive redevelopment which in turn has created a community and environment that are served with first class amenities. Of note, is Dobbies garden centre which is close-by, with the Drum Estate also within the vicinity.

The city-pass is easily accessible, which ensures swift access to Edinburgh Airport, the main motorway networks and outlying districts. Straiton Retail Park has a fantastic range of High Street outlets, which include a main Sainsburys, Ikea, Next and a Marks and Spencer's food hall.

Highly regarded schooling which ranges from nursery through to the secondary are on hand, with the city's private schools easily accessible by bus or by car.

☎ 0131 662 1234

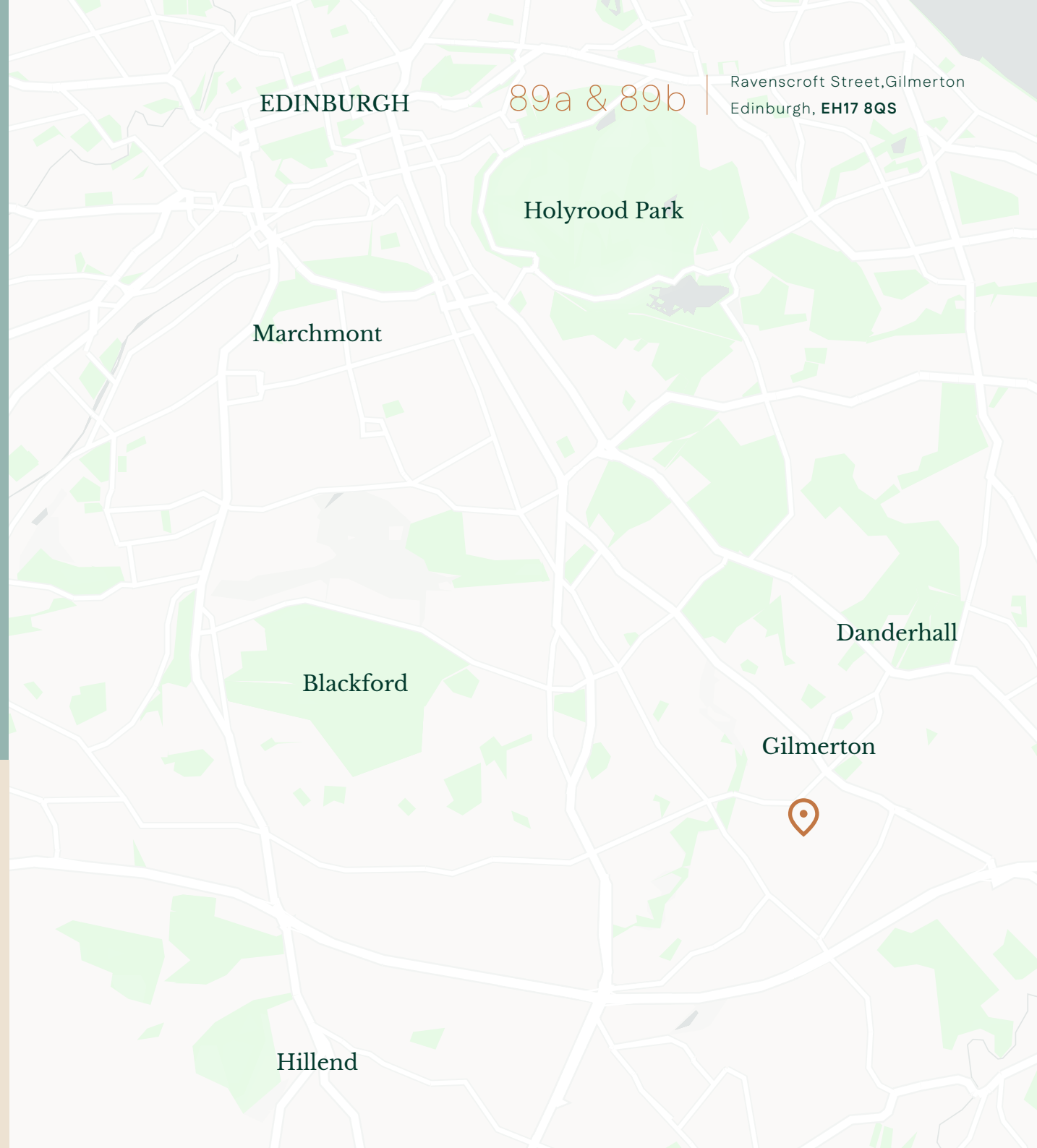
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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.





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