



boyd property

38 Ravenscroft Gardens
EDINBURGH | EH17 8RP

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Description

An excellent opportunity has arisen to acquire this popular three-bedroom semi-detached house, making for an ideal family home while being well located within the popular Gilmerton area of Edinburgh. The property is bright and spacious, it will make a perfect family home. The accommodation briefly comprises an entrance hall, a well proportioned lounge/dining room and fitted kitchen. A carpeted staircase leads to the upper landing which gives access to three bedrooms and a shower room. The property benefits from double glazing, space heating is provided by an air source heat pump system, good storage facilities, private gardens to front, side and rear and there is a single detached garage. Viewing is highly recommended.

Location

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.

Extras

All fitted floor coverings and integrated kitchen appliances.



Features

- Entrance hall
- Lounge/Dining Room
- Kitchen
- Upper landing
- 3 Bedrooms
- 1 Bathroom
- Double glazing
- Space heating is provided by an air source heat pump system
- Good storage facilities
- Private gardens to front, side and rear
- Single detached garage



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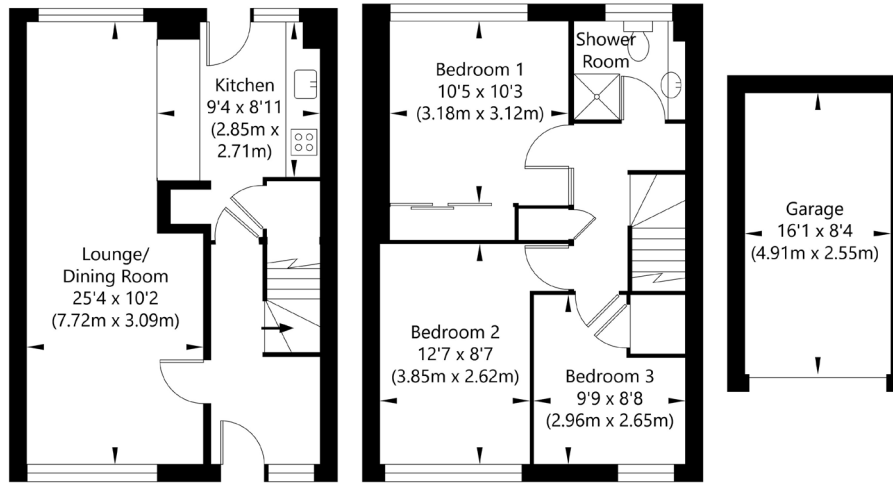


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Approx. Gross Internal Floor Area 79.89 Sq M / 860 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
 All measurements are approximate. Not to scale. For identification only.
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