



7 Blinkbonny Avenue
Edinburgh
EH4 3HT



A most attractive three-bedroom semi-detached bungalow in the highly desirable Ravelston area. The property is located northwest of Edinburgh and within easy reach of the City Centre. There are various local shops close by including the Craigleith Retail Park offering a much wider range including a Sainsbury's supermarket and Marks & Spencer. Nearby Stockbridge provides a variety of alternative shops, wine bars/bistros and restaurants and the Royal Botanic Gardens and Inverleith Park are also located close by. Regular bus services run close by giving good access to all parts of the city and major road networks.

The ground floor accommodation comprises:

- Entrance vestibule and spacious hallway
- Spacious front facing twin window living/ dining room (configured as bedroom)
- Kitchen fitted with a range of base and wall mounted units
- Two double bedrooms
- Family bathroom

Upper floor:

- Double bedroom with eaves storage
- Study with eaves storage
- Shower room

The property further benefits from newly installed Gas central heating (January 2025) and double glazing. A driveway, garage and mature family friendly gardens complete the property.

EPC Rating- D

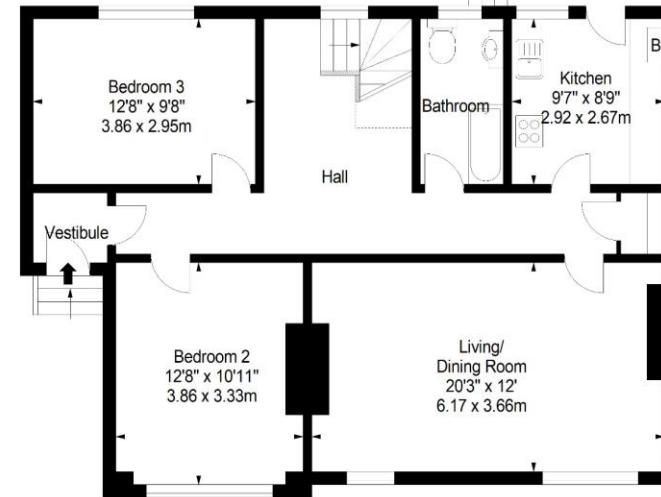
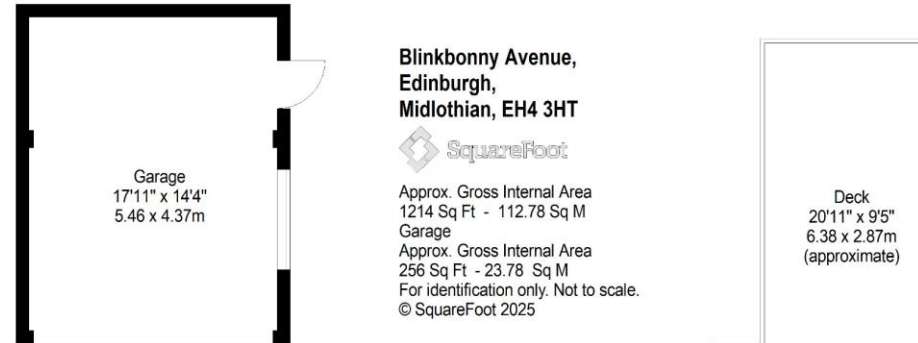
Council Tax Band- F



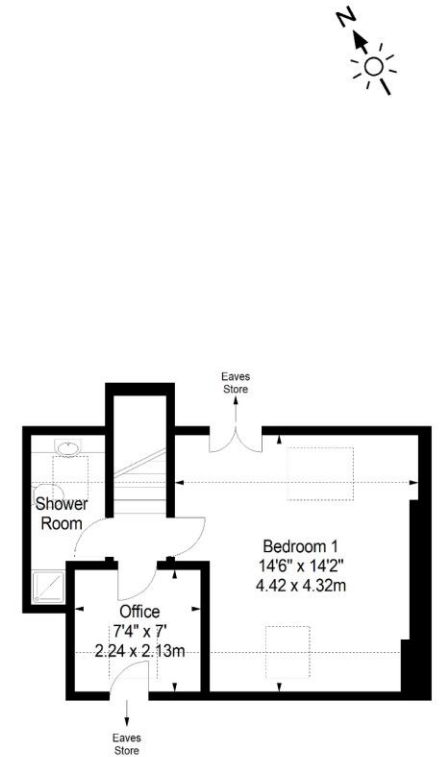
Viewing by appointment on 0131 524 3800







Ground Floor



First Floor





