# 21 Orchard Road South Ravelston EH4 3EL

Connell & Connell V





Spacious detached bungalow in the highly desirable Ravelston residential area. The property is located north west 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 area is particularly popular with families with well regarded schools including St. George's, Mary Erskine's, Stuart's Melville, Fettes College and The Edinburgh Academy all within easy reach as well as Blackhall Primary School. Murrayfield Golf Course is within very close proximity, as is Ravelston Golf Club. There is a number of other sporting and leisure facilities close by, including the Murrayfield Ice Rink.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. All kitchen appliances are included in the sale together with all fitted carpets, curtains and blinds.

A driveway provides off street parking and leads to a single garage. Unrestricted and metered parking is available in the surrounding streets. Attractive landscaped gardens to front, side and rear.

#### PROPERTY DETAILS

- Entrance Vestibule with tiled floor.
- Welcoming and spacious Hall with carpeted staircase to upper floor. Under stair cupboard. Parquet flooring.
- Bright and spacious Lounge with bay window to front. Feature fireplace with wooden surround and living flame gas fire. Picture rail.
- Sitting Room with window to front. Period tiled fireplace. Shelved cupboard. Picture rail.
- Double Bedroom with window to side. Built in cupboard. Picture rail.
- Good sized room currently used as a formal Dining Room but could be used as a large Double Bedroom if preferred. Window to rear overlooking garden. Feature fireplace. Built in cupboard. Picture rail.
- Bespoke handmade David L Douglas designed fitted Kitchen with matching wall and base units hewn from a single sycamore tree. Range style dual fuel cooker. Ample solid wood worktops with sink and tiled splashback. Stable door to garden. Window to side.
- Family Bathroom with white three-piece suite comprising bath with mixer shower above and folding shower screen, wash hand basin and WC. Mirror. Frosted window to rear.

### Upper Floor

- Landing with decorative window to rear. Attic access hatch.
- Large Double Bedroom with window to front with open outlook to Corstorphine Hill
- Further large Double Bedroom with window to front with open outlook. Access to eaves storage.
- Study with Skylight. Access to eaves storage.
- Bathroom with white three-piece suite comprising bath with tap mixer shower, wash hand basin and WC. Skylight.



Viewing by appointment on 0131 524 3800























## EXTERNAL

The property is set in an extensive plot with gardens to front, side and rear. The gardens feature large lawns and an attractive array of established plants, shrubs and trees. The greenhouse is included in the sale.

A driveway provides off street parking and leads to a detached single garage with up and over door, power, light and water supply.

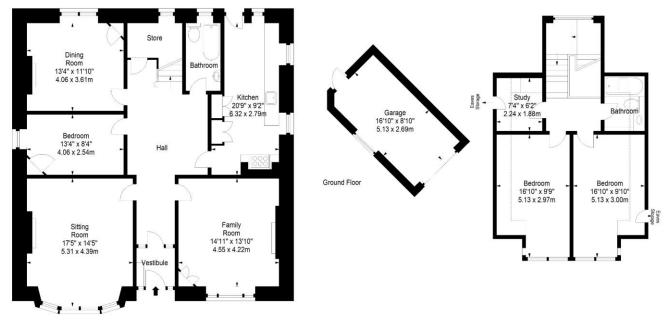
- Energy Efficiency Rating E
- Council Tax Band G



#### Orchard Road South, Edinburgh, Midlothian, EH4 3EL

🚫 SquareFoot

Approx. Gross Internal Area 1828 Sq Ft - 169.82 Sq M Garage Approx. Gross Internal Area 151 Sq Ft - 14.03 Sq M For identification only. Not to scale. © SquareFoot 2025



Ground Floor

First Floor



Connell & Connell WS 10 Dublin Street Edinburgh, EH1 3PR Tel: 0131 556 2993 Fax: 0131 557 5542 property@connellws.co.uk

\* Please contact us for a free consultation or valuation



Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all espects of General Practice.