



Solicitors & Estate Agents










Fixed Price

£340,000

10/5 Craigleith Avenue South

Ravelston | Edinburgh | EH4 3LQ

A fantastic opportunity has arisen to purchase this ravelly available, impressive and well presented third floor flat, with double garage, balcony and set within beautifully maintained communal garden grounds, situated within the highly regarded district of Ravelston close to an abundance of local amenities, schooling and excellent commuting links.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Drive & double garage
-  Communal garden grounds
-  EPC rating – D
-  Council tax band - D



Description

In brief the accommodation comprises; welcoming entrance hallway with useful built-in storage facilities, generously proportioned reception room, bright dining room with sliding doors providing direct access to the balcony and glass partitions overlooking the hallway boasting excellent natural light, modern fitted kitchen with integrated appliances, light and airy principal bedroom with modern WC, second well proportioned bedroom with fitted storage and attractive bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, integrated dishwasher, integrated microwave, integrated fridge/freezer and integrated washing machine.

Garage, Drive & Gardens

The property is surrounded by beautifully maintained leafy communal gardens that are extensively laid out to grass with mature trees, flower beds and seating area. There is sizeable double garage with a drive providing off-street parking to the front of the garage.

A fee of approximately £270 per year is payable to the Ravelston Rise Residents Association for the upkeep of the communal areas including the garden grounds. An additional fee of approximately £90 per quarter is also payable for the upkeep of communal repairs and roof maintenance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Craigleith Avenue South is an exclusive residential area within the prestigious Ravelston district lying North West of the city centre and only a short distance from Edinburgh's West End, cosmopolitan Stockbridge and Comely Bank. Craigleith Retail Park is within close proximity offering several retail shops including Sainsbury's supermarket, Marks & Spencer's and Boots. The property is within walking distance of the Water of Leith Walkway, the Gallery of Modern Art and Dean Village. Nearby are the green open spaces of Ravelston and Murrayfield golf courses, Inverleith Park, Royal Botanic Gardens and enjoyable walks can be taken on Corstorphine Hill. The area is also well located for anyone working at the Western General Hospital or Fettes Police Station. The property is within walking distance of well-regarded schooling in both public and private sectors, including Stewart's Melville & Mary Erskine and Blackhall Primary School. Excellent bus services regularly run into the city centre and surrounding areas, and both Haymarket and Waverly Station are accessible, as is Edinburgh Airport, Queensferry Crossing and all major motorway networks.





Approx. Gross Internal Floor Area 82 Sq M / 886 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

