





Welcome

Welcome to Ravenscroft Street, this charming three bedroom semi-detached property arranged over two floors with a private enclosed rear garden ideal for family living. The property is ideally located in the popular Gilmerton area of Edinburgh, close to many local amenities, schooling and swift transport links. The property further benefits from gas central heating, double glazing and a convenient allocated parking space. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Breakfasting kitchen.
- Living room with direct access to the rear garden.
- Three bedrooms.
- Attic storage.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Allocated parking space with further on street parking available.





Gilmerton

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is an excellent range of shopping outlets in the vicinity including four supermarkets and other specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre, Straiton Retail Park and The Fort Kinnaird Retail Park which are all 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 CityBypass which is a few minutes away, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary which incorporates the sick kids.

Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.



Get in touch

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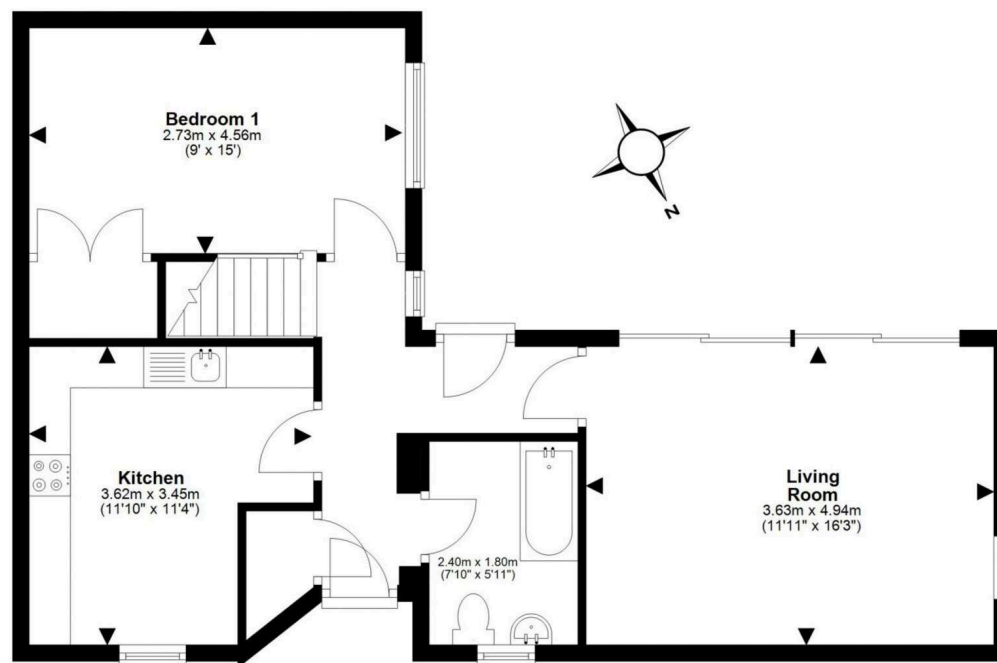
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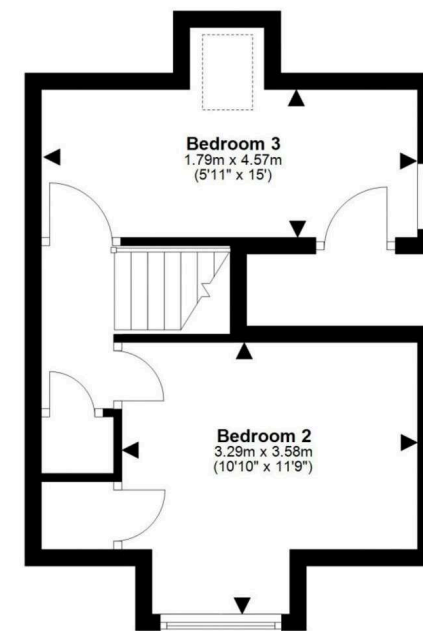


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.