

# ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341  
Email: [property@allingham.co.uk](mailto:property@allingham.co.uk)



espc

82 Ravenswood Avenue, Edinburgh, EH16 5SQ  
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: C



## Location

This 2 bedroomed end of terrace house is located in the well-established area of The Inch, South of the City Centre.

There are a range of excellent local amenities including a Morrisons supermarket on Gilmerton Road and a wide of high street names and local retailers at the nearby Cameron Toll Shopping Centre. Straiton and Fort Kinnaird retail parks also offer an extensive range of shops and superstores.

Leisure and recreational facilities include the Royal Commonwealth Pool, Liberton Golf Course, the open spaces of Braid and Pentland Hills, Holyrood Park, Craigmillar Castle and Duddingston Loch and Bird Sanctuary.

The area is well served by an effective public transport network to and from the city centre and surrounding areas and the city bypass and main motorway networks are within easy reach. The property is also conveniently placed for easy access to the Royal infirmary and Edinburgh University. Schooling is well represented from nursery to senior level.

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.







## Accommodation

Entrance hallway with storage cupboard

Bright living/dining room with large bay window

Fitted kitchen with door leading to rear garden built in hob and oven, extractor fan, fridge freezer and washing machine: these items are believed to be in good working order though their condition is not warranted

2 good sized double bedrooms with built in wardrobes

Family bathroom with shower over bath, WC and wash basin

## Extra Features

Double glazing

Gas Central Heating

Gardens to front and rear (shed in rear garden)



## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

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## ALLINGHAM & CO OFFICES

### COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road  
Edinburgh, EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE

4A Buckstone Terrace  
Edinburgh, EH10 6PZ  
TEL: 0131 447 9341

Fax Property - 0131 441 4517

Email Property - [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
76m<sup>2</sup>

