



7 Ravenscroft Street, Edinburgh

Fixed Price £170,000



**RE/MAX**  
Estate





## 7 Ravenscroft Street

Edinburgh, Edinburgh

Carol Lawton and RE/MAX Estates - Linlithgow brings to market this delightful 2-bedroom mid terraced cottage situated in a popular residential area of Gilmerton. Comprising: Entrance Hall, Bright Lounge/Dining Room, Modern Kitchen, 2 Double Bedrooms and Stunning Bathroom.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



#### **Entrance Hall**

8' 11" x 2' 9" (2.72m x 0.84m)

Enter via a ½ glazed UPVC door into the bright and welcoming hall that then provides access to the lounge, 2 bedrooms and bathroom. Central light fitting, laminate flooring and a radiator.

#### **Lounge/Dining Room**

16' 9" x 13' 5" (5.11m x 4.10m)

Very generous and bright room with a window to the front of the property. Central spotlights, laminate flooring and 2 radiators. Space for a dining table and chairs. Access to the kitchen.

#### **Kitchen**

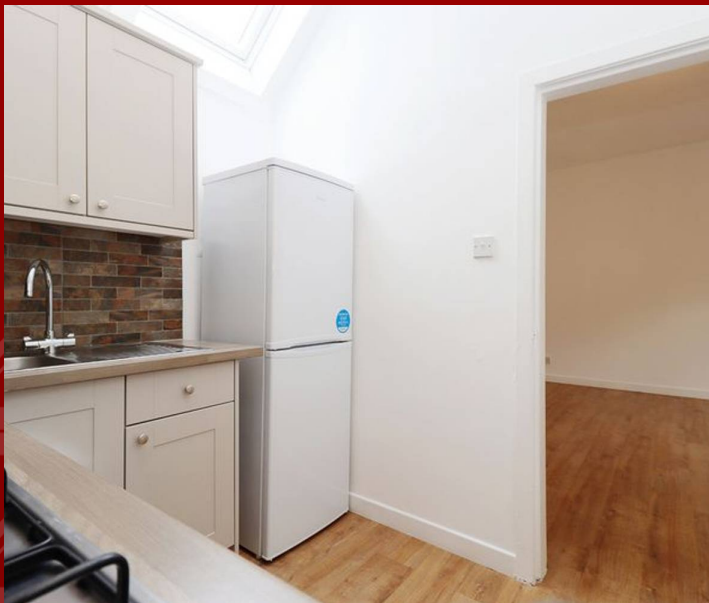
7' 1" x 7' 7" (2.15m x 2.31m)

Modern and light room with a skylight Velux window. Comprising of base and wall units with complimentary work tops, tiled splash back and a stainless-steel sink with a chrome mixer tap. Integrated gas hob, electric oven and extractor fan. There is space for a fridge/freezer and washing machine. Ceiling light fitting and laminate flooring.

#### **Bedroom 1**

12' 10" x 7' 5" (3.91m x 2.27m)

Lovely room with a window to the front of the property, allowing plenty of natural light. Central light fitting, laminate flooring, large storage cupboard and a radiator.





### **Bedroom 2**

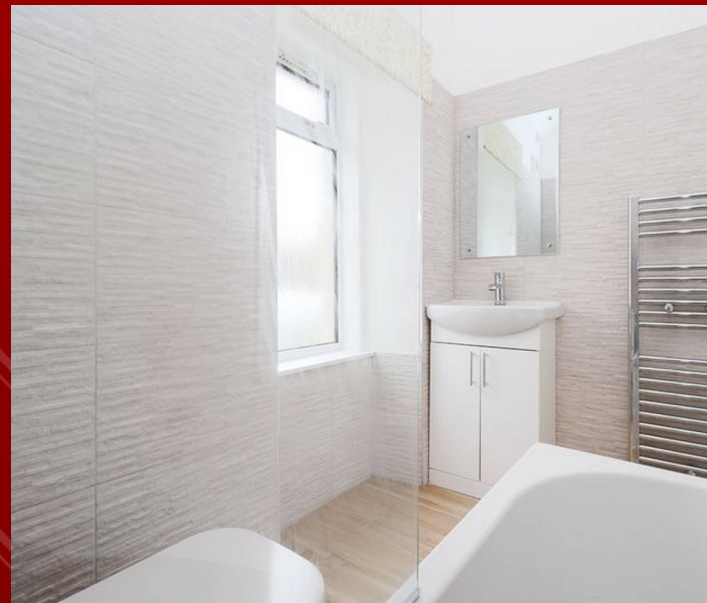
13' 6" x 7' 7" (4.11m x 2.32m)

Another great double room with 2 Velux windows. Central light fitting, laminate flooring, storage cupboard and a radiator.

### **Bathroom**

8' 0" x 4' 6" (2.44m x 1.38m)

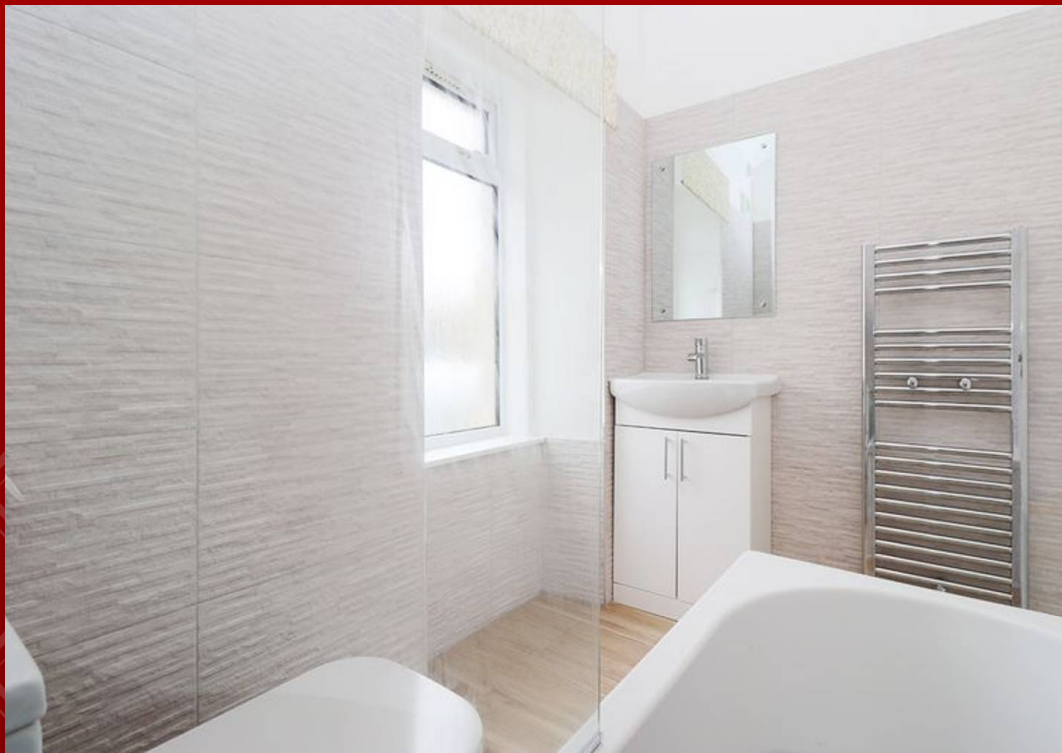
Fabulous room with an opaque window to the front of the property. Comprising of a white WC, sink with a chrome mixer tap and vanity unit below, bath with an overhead electric shower and glass screen. Central light fitting, partially tiled walls, tiled flooring, wall mirror and a chrome heated towel radiator.









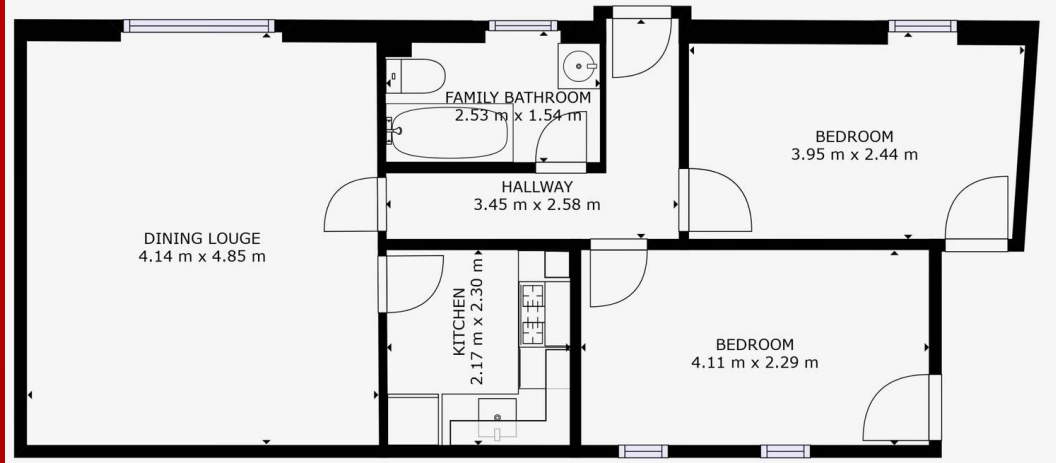






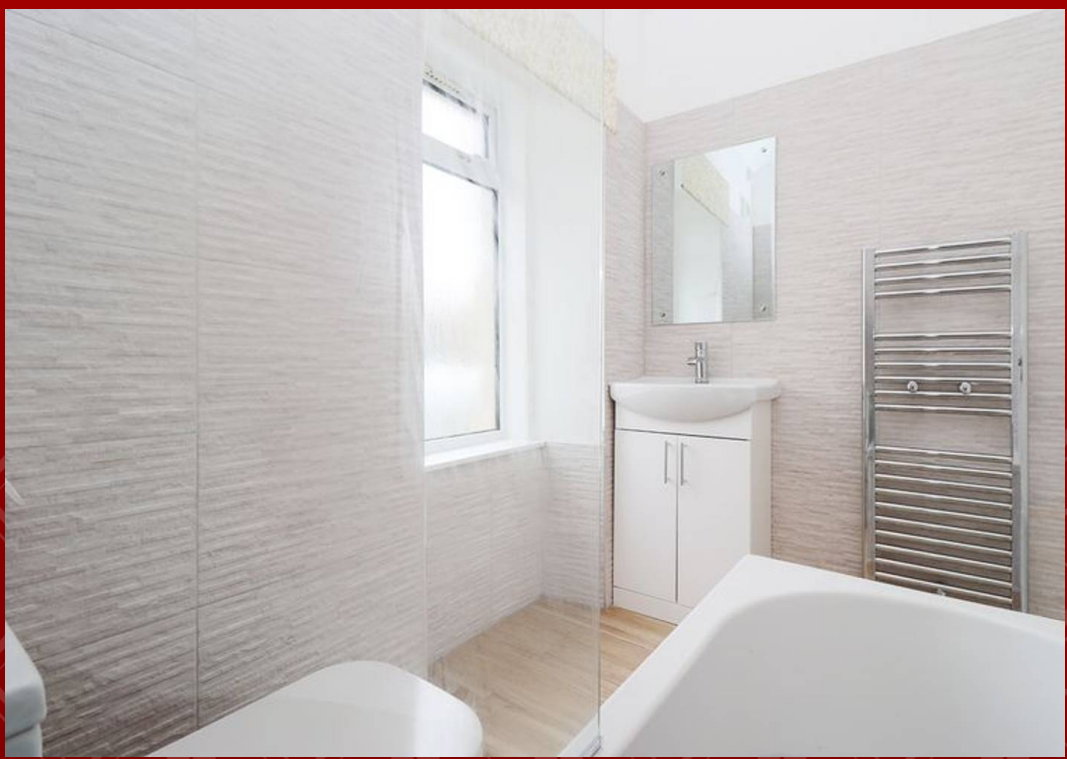
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 54 m<sup>2</sup>  
 TOTAL: 54 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.







## Re/max Estates

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