



44 Blinkbonny Road  
RAVELSTON | EDINBURGH | EH4 3HX

  
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## 44 Blinkbonny Road

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44 Blinkbonny Road is a luxurious bungalow nestled in the affluent Edinburgh area of Ravelston. The grandeur of the residence is evident, surrounded by manicured lawns and lush greenery. The exterior boasts an elegant facade that exudes charm and sophistication.

The home boasts a bay-windowed sitting room to the front. The room is bathed in natural light, accentuating its spaciousness, and features a captivating fireplace that adds a touch of warmth and character. The sitting room offers a pleasant outlook, providing a serene atmosphere for relaxation.

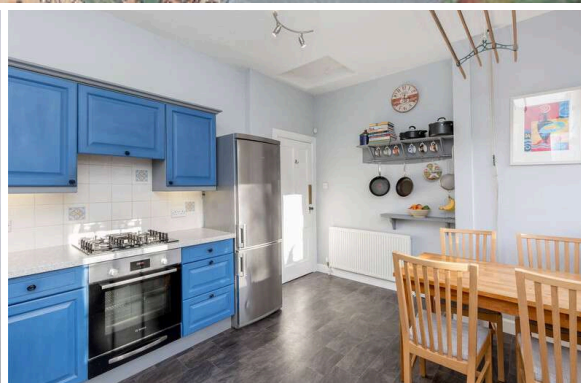
Separate to the sitting room is the family room located at the rear of the bungalow. French doors open onto an expansive rear garden, seamlessly merging the indoor and outdoor spaces. The family room is a perfect place for gatherings, offering a delightful setting for entertaining guests or enjoying quality family time.

The dining/kitchen area, also on the lower level, showcases soft blue units that add a touch of elegance to the space. This area is designed for both functionality and style, providing a welcoming atmosphere.

The principal bedroom, thoughtfully located on the lower level, offers a retreat with a pleasant outlook similar to the sitting room. It boasts a modern en-suite shower room, providing a private and luxurious space for residents.

Bedroom four, the smallest of the double bedrooms, is also situated on this level, providing flexibility for various uses such as a guest room, home office, or a cosy reading nook. A separate contemporary family bathroom with a shower over the bath completes the accommodations on the ground floor.

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Ascending to the upper level, you'll discover bedrooms two and three, both generously sized and offering lovely views of the surrounding area. A contemporary shower room on this level adds convenience and style. A notable feature is the eaves storage, providing practical solutions for organizing and storing belongings.

The allure of this luxurious bungalow extends beyond its elegant interiors to the extensive rear-facing garden, creating a picturesque retreat. The garden, a true oasis, is adorned with enchanting cherry blossom trees that bloom in delicate hues, adding a touch of natural beauty to the outdoor space. The carefully landscaped grounds provide a serene setting for outdoor activities and relaxation. Nestled within this verdant haven is a charming summer house, offering a secluded spot to unwind or host intimate gatherings.

With meticulously manicured lawns, vibrant flora, and the soothing presence of cherry blossoms, the rear garden becomes an extension of the home's grandeur, inviting residents to enjoy the tranquility of nature right at their

doorstep.

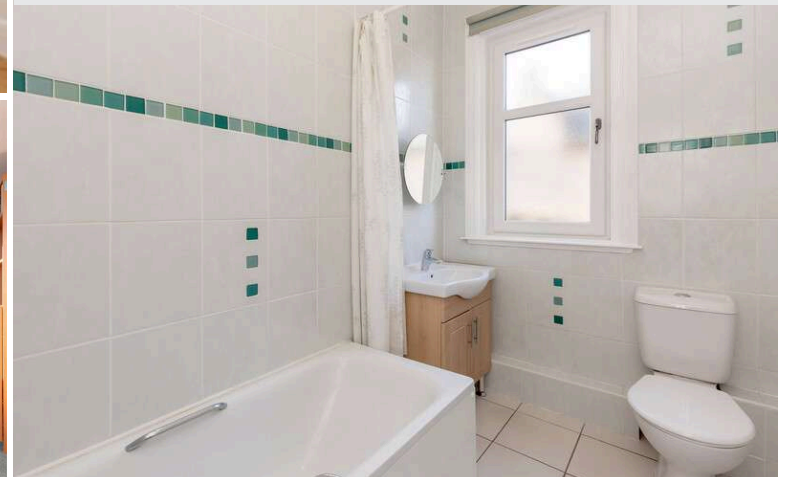
This spacious bungalow in Ravelston is a harmonious blend of classic charm and modern luxury, offering a serene and stylish living experience in one of Edinburgh's most affluent neighbourhoods. In brief the property comprises -

- Bright, bay windowed sitting room.
- Spacious family room with French doors to the rear garden.
- Eye catching dining/kitchen with soft blue units and direct garden access.
- Four double bedrooms with the principal bedroom boasting an en-suite shower room.
- Two family bathrooms, one with shower over bath and one with a shower.
- Well manicured rear garden with stunning cherry blossoms and summer house.
- Single garage and driveway.
- Gas central heating and double glazing.



All fitted floor coverings, curtains, blinds, light shades & fittings, rugs in hall, principal bedroom and sitting-room, mirrors above mantelpieces in sitting room and family room, mirrors in all bathrooms, electric coal-effect fire in family room, front vestibule cupboard and shelving, fridge-freezer, oven, hob, dishwasher, washing machine and microwave, storage shelving in garage, wwing seat, shed, bin store, storage box and grit bin are all included. EPC Rating C

Ravelston Dykes is situated within a well established and highly sought after residential area approximately 1.5 miles to the west of Edinburgh's centre, allowing easy access into the city yet also being conveniently located for the City Bypass, Edinburgh International Airport and central Scotland's motorway network. St. George's School and Stewarts Melville are within walking distance and Mary Erskine School is on the doorstep with Fettes College, The Edinburgh Academy and Cargilfield within easy reach. For the sports enthusiast there are golf courses at Ravelston and Murrayfield, both within a few hundred yards, several sports clubs, an ice rink and easy access to walks along the Water of Leith, extensive local cycle paths and the renowned Murrayfield Rugby Stadium close at hand. There are also pleasant walks in Ravelston Woods and Corstorphine Hill. Craighleith Retail Park, including Sainsbury and Marks & Spencer, is located at the foot of Craighleith Crescent.











**Blinkbonny Road,  
Edinburgh,  
Midlothian, EH4 3HX**



Approx. Gross Internal Area  
2070 Sq Ft - 192.30 Sq M  
(Including Garage)

Summer House  
Approx. Gross Internal Area  
71 Sq Ft - 6.60 Sq M

For identification only. Not to scale.  
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