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66 Ravenswood Avenue
LIBERTON | EDINBURGH | EH16 5SF


warners
solicitors & estate agents



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Warners are delighted to present to market this light and spacious three bedroom terraced villa with private gardens, ideally situated in the popular Edinburgh area of The Inch, with easy access to transport links and amenities.

This wonderful family home provides comfortable accommodation over two levels, representing an ideal home for a family or couple in a popular convenient part Edinburgh. The home boasts both front & rear attractive gardens featuring a good sized patio area with the back garden affording a high degree of privacy and seclusion, making it perfect for outdoor entertaining. Early viewing is recommended! The property comprises: -

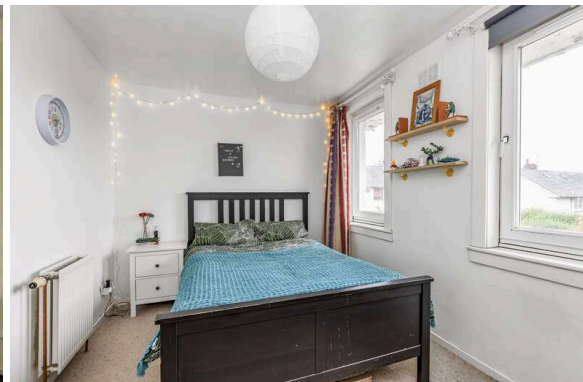
- Welcoming entrance hallway with excellent storage
- Dual aspect living/dining room with ample room for both relaxing and dining furniture, boasting a multi-fuel stove, providing a lovely focal point to the room.
- Well equipped kitchen with an inner rear cloaks hall off which gives direct access to the rear garden
- Three double bedrooms, all with fitted storage
- Family bathroom with three piece suite, mains shower over bath
- Double glazing & Gas Central heating
- Attic
- Private front and rear gardens, the rear mainly laid to lawn with patio area
- On street parking

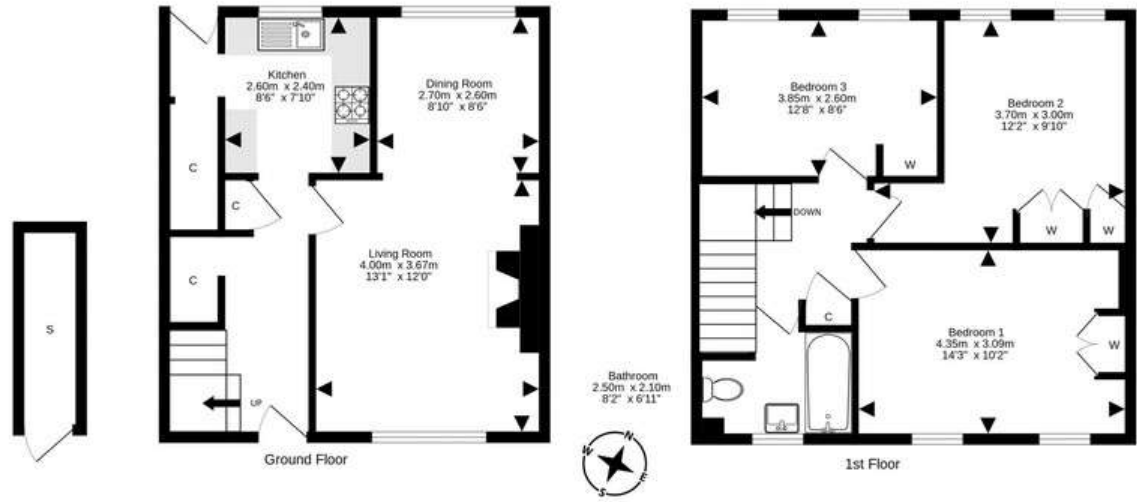
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: All carpets, blinds, washing machine, dishwasher, fridge and freezer will be included. EPC Rating C.

Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city bypass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metrapix ©2023