



99 Ravenswood Avenue
THE INCH | EDINBURGH | EH16 5SF


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Spacious semi-detached villa with views over to Arthur's Seat to the front boasting ideal family accommodation and a large, sunny south facing rear garden. Ideally situated in the popular Edinburgh area of The Inch, with easy access to transport links and amenities. This wonderful property is in need of decorative upgrading and will make a fantastic family home, providing comfortable and light filled space. The property offers generous accommodation and will appeal to a wide range of buyer.

- Spacious semi detached villa in need of decorative upgrading
- Entrance vestibule with under-stair storage
- Welcoming entrance hallway
- Bright south facing living/dining room
- Fitted kitchen with space for appliances
- Two double bedrooms with storage
- Modern shower room with dual headed mains shower
- Side vestibule with access to side garden
- Gas central heating and double glazing
- Fantastic storage options including attic access
- Large south facing enclosed private rear garden
- Enclosed private front garden

Extras: The property will be sold with most items, as viewed included, including the cooker, tumble dryer and washing machine with the exception of the microwave, small oak chest of drawers and tv. No warranty will be given for any appliances.

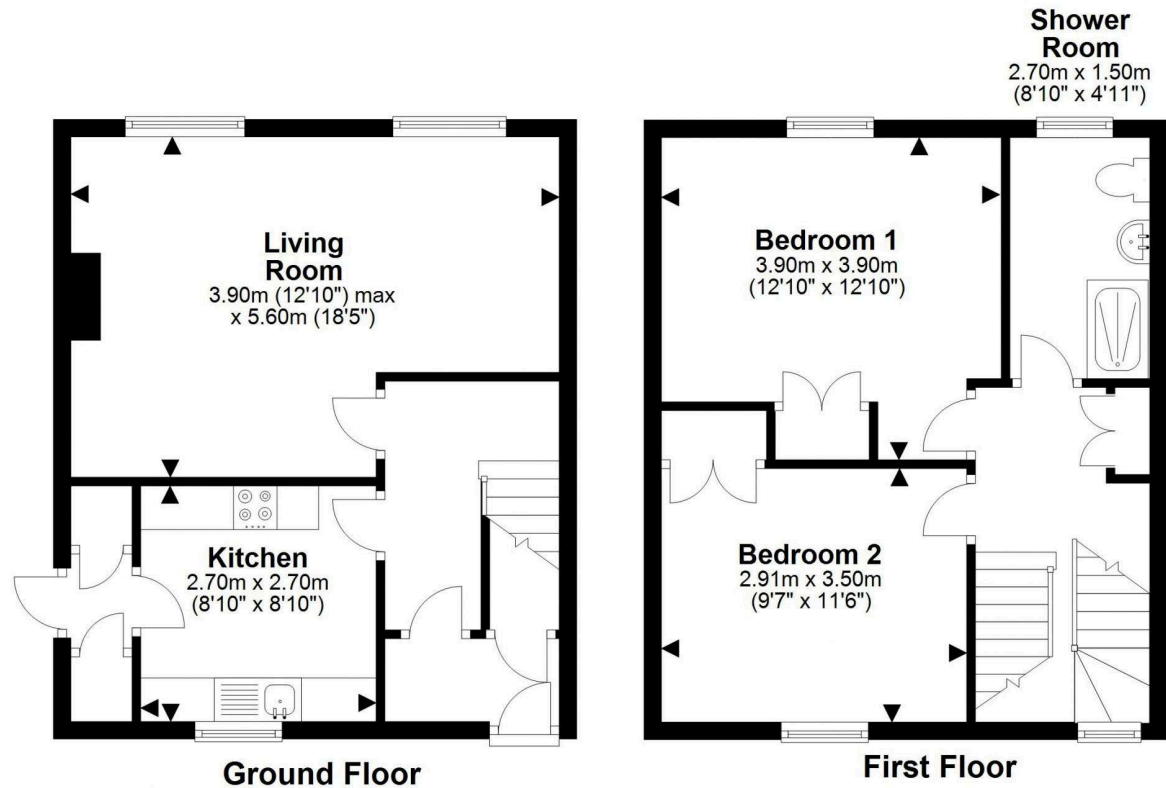
EPC Rating Band C.

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



The subjects are located in the ever popular Inch area of Edinburgh, which lies to the south of the city centre. The property is beautifully positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops are available at the Cameron Toll Shopping Centre, only a very short journey away, with adjoining Newington just a little further afield. The area is located close to Edinburgh Royal Infirmary making it within easy walking distance for medical staff. Schooling is well represented from nursery to senior level. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





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