



41 Craigleith Drive, Ravelston
Edinburgh, EH4 3JU









Spacious detached bungalow set in the highly desirable Ravelston area. The property is located in the north west of Edinburgh and within easy reach of the City Centre.

PROPERTY DETAILS

- Vestibule with mosaic flooring.
- Welcoming and spacious entrance Hall. Space to accommodate good sized dining table and chairs. Window to side. Staircase to upper floor.
- Bright and spacious Lounge with bay window to front. Feature brick fireplace housing living flame gas fire, the fire is disconnected. Decorative cornice and picture rail.
- Family Room / Formal Dining room with windows to rear overlooking garden. Built in cupboard. Could be used as a 5th Bedroom as required.
- Fitted Dining Kitchen with matching wall and base units. Integrated hob, electric oven and grill. Plumbed for dishwasher and washing machine. The fridge/freezer is included in the sale. Ample work surfaces with stainless steel sink with drainer and tiled splash back. Wall mounted boiler. Window to rear overlooking garden. Door to garden.
- Large Double Bedroom with windows to front. Built in cupboard. Cornice and picture rail.
- Second Double Bedroom with window to rear. Picture rail.
- Family Bathroom with three-piece suite comprising jacuzzi bath with electric shower above, wash hand basin with vanity unit below and WC. Frosted window to side.



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UPPER FLOOR

- Landing with access to all rooms.
- Double Bedroom with window to rear. Walk in cupboard.
- Double Bedroom with window to front. Built-in cupboard.
- Shower Room with white two-piece suite comprising wash hand basin with vanity unit below and WC. Shower enclosure with electric shower. Velux window.



LOCATION

Ravelston is a desirable residential area and there are various local shops close by including the Craighleith Retail Park offering a much wider range including a Sainsbury's supermarket and Marks & Spencer. Nearby Stockbridge provides a variety of alternative shops, wine bars/bistros and restaurants and the Royal Botanic Gardens and Inverleith Park are also located close by. Regular bus services run close by giving good access to all parts of the city and major road networks.

The area is particularly popular with families, with schools including St. George's, Mary Erskine's, Stewart's Melville, Fettes College, The Edinburgh Academy, Royal High School and Blackhall Primary School all within easy reach. Murrayfield Golf Course and Ravelston Golf Club are both located nearby.









The property is in good order throughout and provides spacious and flexible family accommodation although it would now benefit from a degree of modernisation and upgrading. The house benefits from both gas central heating and partial double glazing. All kitchen appliances are included in the sale although no warranties will be granted in respect of any appliances or systems included in the sale.

All fitted carpets, curtains and blinds are also included. Other items may be available to purchase by separate negotiation.

EXTERNAL

A driveway provides off-street parking for 2 or 3 cars and leads to a large single garage with up and over door, power and light.



The front garden has been attractively landscaped and features a lovely array of established plants and shrubs.

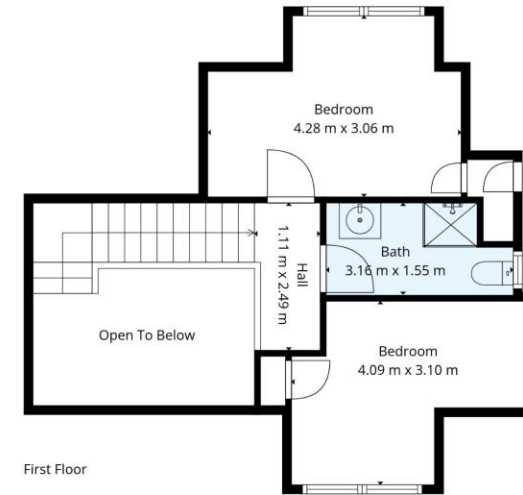
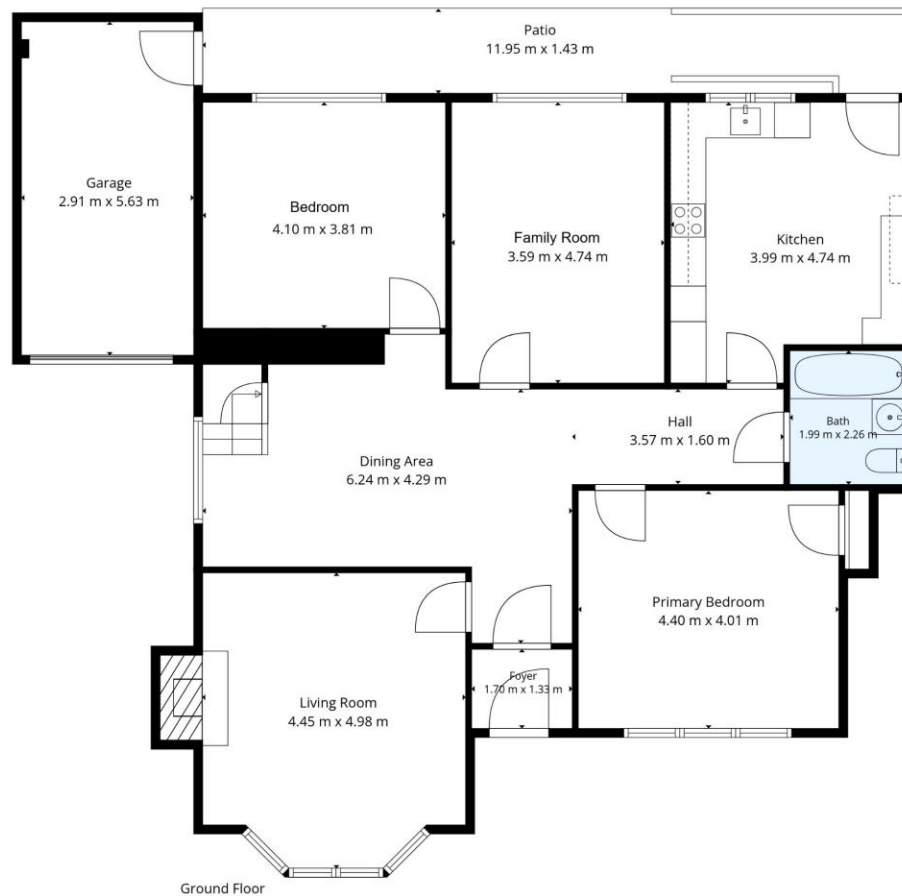
The south-west facing rear garden enjoys plenty of sunshine on sunny days and is fully enclosed and features a large lawn bordered by a wide range of plants, shrubs and trees. A patio provides space for garden furniture.

Energy Efficiency Rating: D

Council Tax Band: G







Total: 163 m2

Ground Floor: 131 M2, First Floor: 32 m2
 Excluded Areas: Garage: 16 M2, Patio: 17 M2, Fireplace: 1 M2,
 Low Ceiling: 3 M2, Open To Below: 8 M2, Walls: 15 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

