









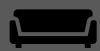
Attractive and spacious detached bungalow in the highly desirable Ravelston area. The property is located north west of Edinburgh and within easy reach of the City Centre.

# PROPERTY DETAILS

- Vestibule with parquet wooden flooring.
- Welcoming and spacious entrance Hall. Cupboard housing staircase to upper floor.
- Bright and spacious Lounge with bay window to front. Feature tiled fireplace housing living flame gas fire.
- Family Room / Formal Dining room with windows to rear overlooking garden. Built in fireplace housing living flame gas fire. Bookcases. Could be used as a 4<sup>th</sup> Bedroom if necessary.
- Fitted Dining Kitchen with matching wall and base units. Integrated gas hob, electric oven, grill and microwave. Integrated dishwasher and washing machine. Ample work surfaces with sink with drainer and tiled splash back. Door to garden.
- Large Double Bedroom with window to front. Built in wardrobes and dressing unit. En suite Shower Room with two-piece suite comprising wash hand basin and WC. Shower compartment with electric shower.
- Second Double Bedroom with twin windows to rear. Extensive built in wardrobes. Wash hand basin with mirror above and vanity unit below.
- Further Double Bedroom / Home Office with window to side.
- Family Bathroom with three-piece suite comprising bath with electric shower above, wash hand basin and WC. Window to side.











#### UPPER FLOOR

Large floored attic room with two skylights providing plenty of natural daylight. Access to extensive eaves storage space. Excellent development potential subject to obtaining all necessary planning and consents.

## LOCATION

Ravelston is a desirable residential area and there are various local shops close by including the Craigleith 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.

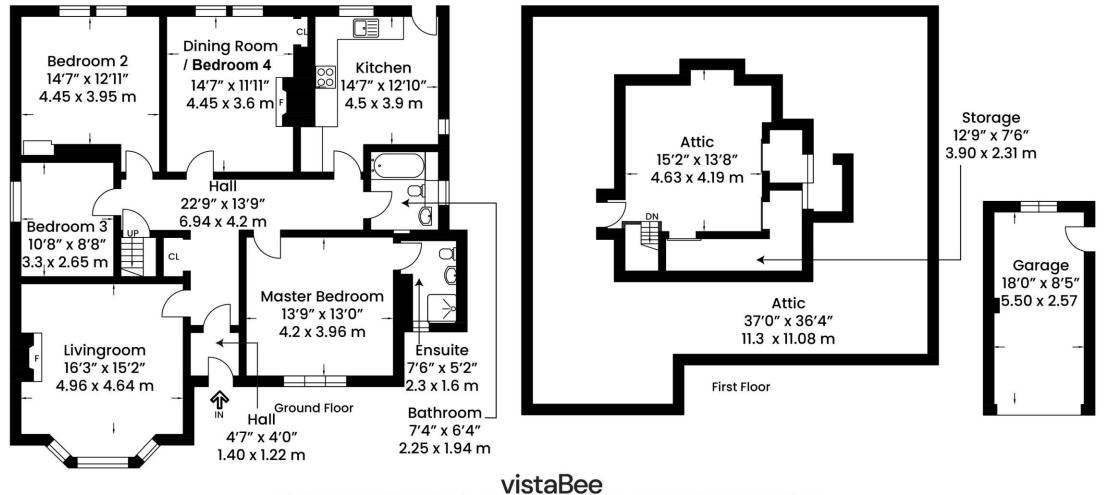
The front garden has been attractively landscaped and features a lovely array of established plants and shrubs.

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. The potting shed and garden shed are included in the sale.

Energy Efficiency Rating: E

Council Tax Band: G





This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927) VistaBee 2025



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\* Please contact us for a free consultation or valuation

