



13 Blinkbonny Grove
RAVELSTON | EDINBURGH | EH4 3HH


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An impressive semi-detached bungalow occupying a generous corner plot in a quiet and highly regarded residential area of Ravelston, Edinburgh. The property enjoys mature, private gardens to the front, side and rear, together with a driveway providing off-street parking. Offering spacious and versatile family accommodation over two floors, the property is beautifully presented throughout and offers excellent potential for extension, subject to the necessary consents.

The accommodation comprises a welcoming entrance hall, spacious sitting room with feature fireplace, and modern fitted kitchen/dining room with doors opening onto the private garden. The principal bedroom benefits from an en-suite shower room, with three further bedrooms and a family bathroom completing the accommodation. Further benefits include gas central heating, double glazing and excellent storage.

The mature gardens extend to the front, side and rear, predominantly laid to lawn and complemented by established plants and shrubs. Offering a wonderfully private setting, they are ideal for outdoor entertaining and relaxation. The driveway provides off-street parking, with additional on-street parking available.

Situated in sought-after Ravelston, the property combines a peaceful residential setting with easy access to Edinburgh city centre, local amenities, schools, recreational facilities and excellent transport links.

An early viewing is highly recommended to appreciate the generous accommodation, excellent presentation, private gardens and outstanding potential.

- Highly sought-after Ravelston location in Edinburgh
- Impressive semi-detached bungalow with spacious, flexible accommodation over two floors
- Generous corner plot with mature, private gardens to three sides
- Beautifully presented throughout, including a superb modern kitchen/dining room
- Four bedrooms, including a principal bedroom with en-suite
- Excellent extension potential, plus private driveway and off-street parking.

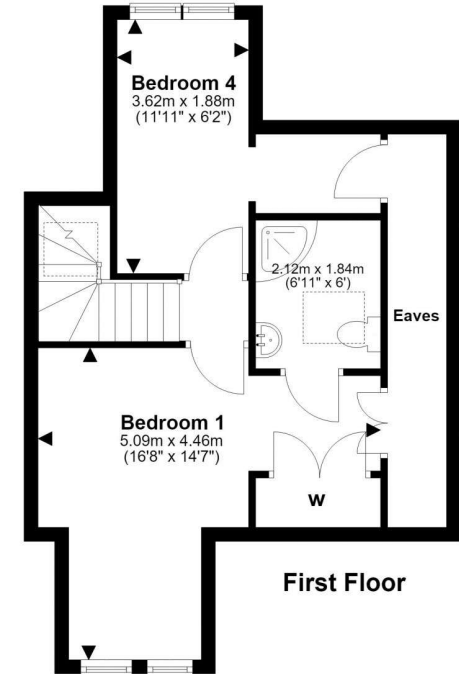
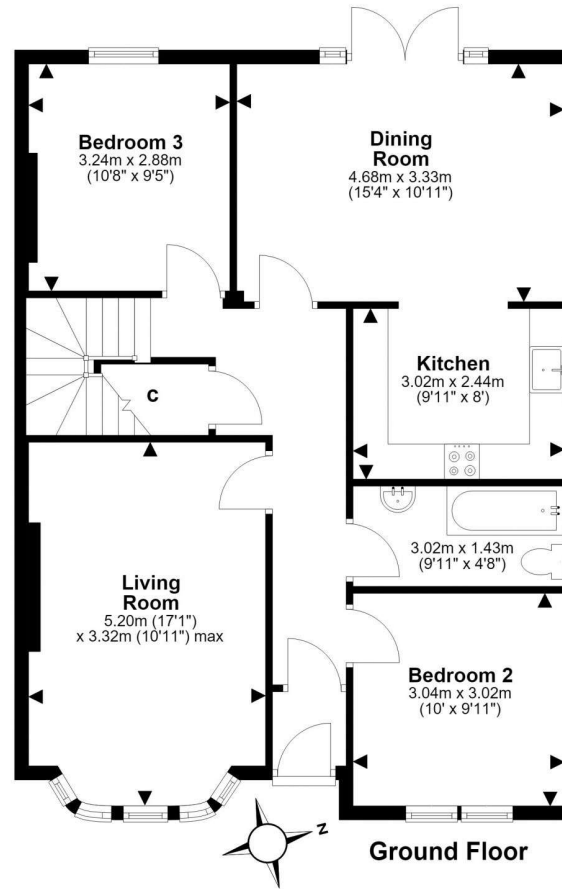
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Energy Rating D. Council Tax G.

All fixtures, fittings, integrated kitchen appliances, white goods, curtains, blinds and 2 wardrobes on the ground floor bedrooms will be included in the sale.

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. Craigleith Retail Park, including Sainsbury and Marks & Spencer, is located at the foot of Craigleith Crescent.



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