

4 CRAIGLEITH BANK
RAVELSTON, EDINBURGH, EH4 3JS

CURRAN & CO
PROPERTY



4 CRAIGLEITH BANK

RAVELSTON, EDINBURGH, EH4 3JS

OFFERS OVER £550,000



'4 Craigleith Bank is a charming detached house offering flexible, family-sized accommodation, situated in the highly desirable area of Ravelston and boasting a number of enviable features'

- Sizeable Plot within Quiet Cul-De-Sac
- Expansive Living / Dining Room & Sun Room
- Well-Equipped Kitchen
- Three Double Bedrooms
- Shower Room & Separate WC
- Gas Central Heating & Double Glazing
- Driveway & Garage
- Expansive Front & Rear Gardens



Description

Occupying a sizeable plot within a quiet residential cul-de-sac, 4 Craigleith Bank is a charming three-bedroom detached house offering flexible, family-sized accommodation. The property is situated in the highly desirable residential area of Ravelston and boasts a number of enviable features, including private front and rear gardens, a generously proportioned garage and excellent potential for modernisation to suit an incoming purchaser's own specification.

The accommodation comprises a welcoming entrance hall providing access to all ground floor rooms, together with an under-stair storage cupboard and a door leading to the side pathway. The expansive living and dining room features a gas fireplace and enjoys a bright, open aspect, while a sun room to the rear overlooks the garden. There is also a double bedroom on the ground floor, which could equally be utilised as a home office or additional reception room. The kitchen is fitted with a range of units and appliances including an integrated oven, stainless

steel gas hob with extractor hood, and freestanding fridge, washing machine and dishwasher. A tiled shower room with quadrant glass enclosure and fitted storage, together with a separate windowed WC, complete the ground floor accommodation.

A staircase leads to the upper landing, which includes two storage cupboards and access to the attic space. The principal bedroom benefits from a wash hand basin and useful eaves storage, while a further double bedroom also features eaves storage and a fitted mirrored wardrobe. The property further benefits from gas central heating, double glazing throughout, and has recently been partially rewired.

To the front of the house there is a generous gravelled garden and a gated, paved driveway providing off-street parking for multiple vehicles and leading to the spacious garage with electric door. Pathways run along both sides of the house providing convenient access to the rear garden. The substantial east-facing rear garden is

predominantly laid to lawn and bordered by mature hedging, creating a high degree of privacy. It also features established planting, a patio area ideal for outdoor seating, a drying area with rotary washing line, and a garden shed. A secluded section to the side of the house provides useful additional storage space.

Extras

Extras to be included are all fitted blinds and kitchen appliances.

EPC Rating

The energy efficiency rating of this property is band F.

Council Tax

This property is subject to council tax band G.

Note

Some images used in marketing this property have been virtually staged. It should be noted that this property is empty.





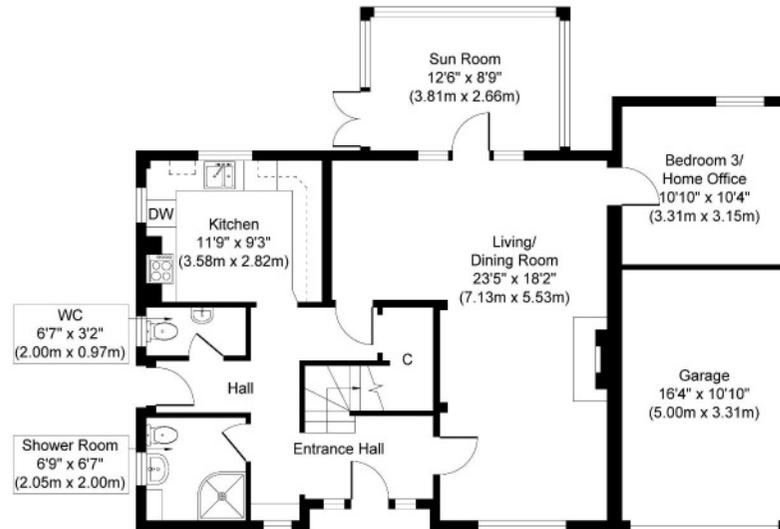
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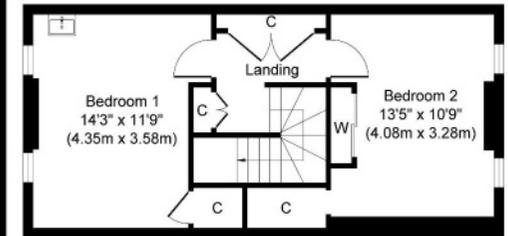
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Ground Floor
Approximate Floor Area
1136 sq. ft
(105.57 sq. m)



First Floor
Approximate Floor Area
424 sq. ft
(39.38 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.