



4

Ravenscroft Street,
Gilmerton, Edinburgh,
EH17 8QL

FOR SALE

Property Summary.

The subjects comprise a main door lower villa conversion which forms part of a detached stone built traditional villa in an area which has proved to be extremely popular with residential purchasers. Ravenscroft Street is one of the most sought after locations within the area, properties ranging from the late Georgian era to modern family homes creating a vibrant and unique environment.

Occupying a generous plot, the property boasts a private aspect, bounded by mature, established gardens to the front, with particular focus to the rear, where they provide a superb environment and privacy which is rarely found these days. A private driveway leads to a single car sized detached garage.

Of particular note are the original features which include sash and case astragaled windows, working shutters, original decorative cornicing, stripped woodwork and a sanded floor in the Lounge which add to the character and appeal of this home.

The property has been well maintained and now presents an excellent opportunity for upgrading, allowing purchasers to personalise and create their ideal home.

A gas fired central heating boiler serves panelled radiators throughout, complemented by some working shutters and partial double glazing.





A CHARMING TRADITIONAL DETACHED VILLA, WHICH WAS CONVERTED TO FORM AN EXCEPTIONAL MAIN DOOR LOWER VILLA, QUIETLY POSITIONED WITHIN A VIBRANT AND ECLECTIC RESIDENTIAL LOCATION.

Features.

- Entrance and Inner Hall
- Lounge
- Spacious fitted Kitchen with Dining area off
- Sunroom
- Two large double bedrooms
- Spacious family bathroom
- Drive-in and garage
- Private front and substantial rear private enclosed garden with patio
- Gas fired central heating
- Partial double glazing
- Some working shutters
- Generous storage

Gardens.

A private front garden provides screening and sets the property back from street level. To the rear, there are substantial enclosed gardens featuring a generous patio area ideal for outdoor entertaining, with a lawned garden extending beyond.

Garage.

Single car sized garage served with power and light. There is unrestricted on street parking within the immediate vicinity.

Extras.

All fitted carpets, blinds, the washing machine, hob and oven. The appliances including the central heating boiler will be sold as seen with no warranties or guarantees as to their working condition or suitability for use given the age and general upgrading that is required. Two garden storage units.



Floor Plans.

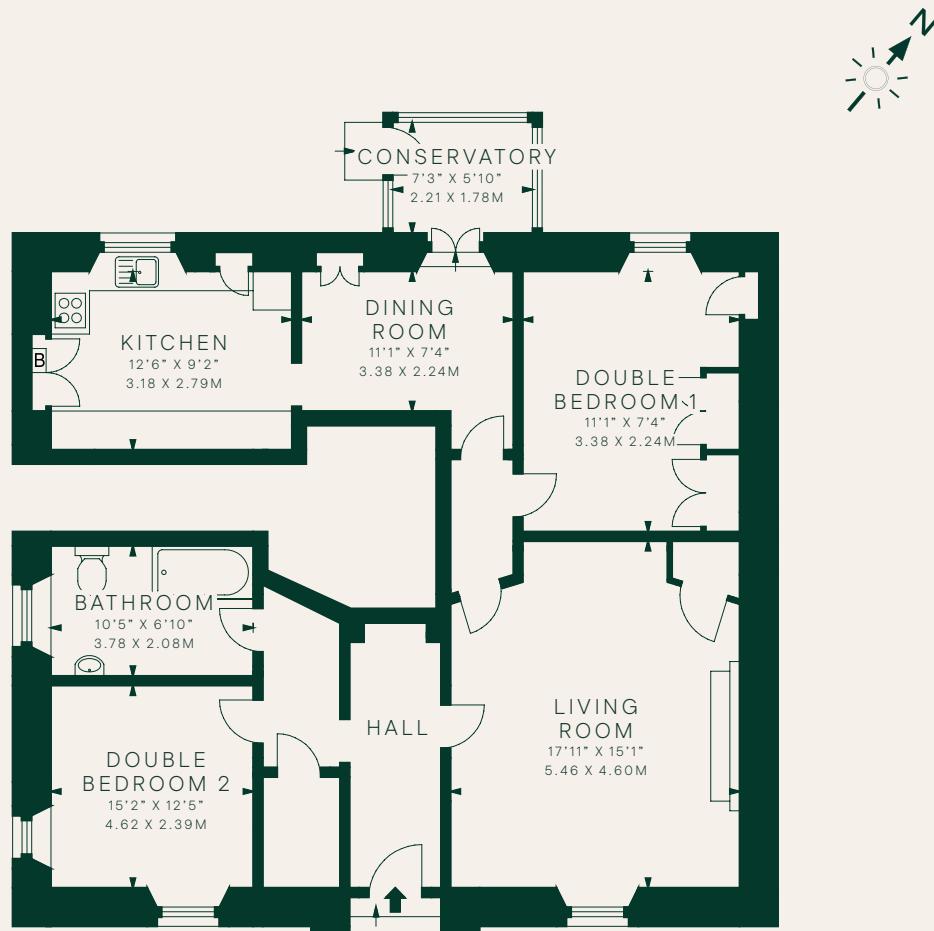
For illustrative purposes | Not to scale

Approximate Gross internal Area: 1068ft² / 99.22m²

Garage Approximate Gross internal Area: 160ft² / 14.86m²

COUNCIL TAX BAND | C

ENTRY | Negotiable



Location.

Gilmerton is a vibrant and established residential area located on the South side of the City. The area has undergone extensive redevelopment which in turn has created a community and environment that are now served with first class amenities. Of note, is Dobbies garden centre which is close-by, with the Drum Estate also within the vicinity.

The city-pass is easily accessible, which ensures swift access to Edinburgh Airport, the main motorway networks and outlying districts. Straiton Retail Park has a fantastic range of High Street outlets, which include a main Sainsburys, Ikea, Next and a Marks & Spencer's food store.

Highly regarded schooling which ranges from nursery through to the secondary are on hand, with the city's private schools easily accessible by bus or by car.

Early viewing is highly recommended to appreciate the exceptional potential of this substantial home, ideally suited to those seeking style, character, and space.

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

