



99 Ravenswood Avenue
The Inch, EH16 5SF

deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED HOUSE

- Living Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Private Front & Rear Gardens
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



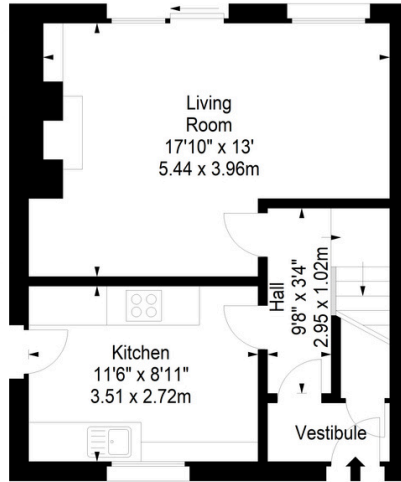
Located in the popular area of The Inch, this spacious semi-detached house features a south-facing garden and offers the perfect setting for family living. The property is conveniently located near a variety of local amenities, including Cameron Toll Shopping Centre, which offers a range of shops, supermarkets, and a gym, and is also within walking distance of well-regarded schools. There are excellent public transport links to the city centre, surrounding areas and the city bypass is easily accessible. The accommodation comprises; a welcoming entrance hallway, spacious living room with sliding glass doors providing direct access to the rear garden, and a separate fitted kitchen with ample space for a dining table and chairs. Upstairs, there are two generously sized double bedrooms and a shower room. Externally, there a well-maintained private gardens to the front and rear of the property with free on-street parking available. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, cooker, oven, hob, hood, fridge-freezer, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.



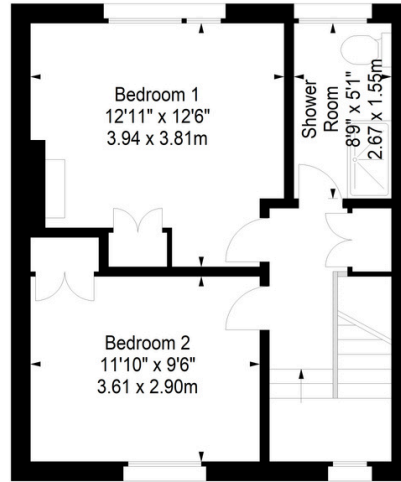
**Ravenswood Avenue,
Edinburgh,
Midlothian, EH16 5SF**



Approx. Gross Internal Area
832 Sq Ft - 77.29 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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