










Offers Over

**£600,000**

## 7 Craigleith Drive

Ravelston | Edinburgh | EH4 3HR

A fantastic opportunity has arisen to acquire this rarely available three-bedroom detached bungalow, set within the prestigious Ravelston district of Edinburgh. The property offers bright and spacious accommodation, complemented by private gardens and a garage, in a peaceful yet well-connected location. With the added benefit of an attic that could be converted (subject to the necessary planning permissions), buyers have the chance to further enhance and personalise this home, and viewing is highly recommended.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Front & rear gardens
-  Garage & driveway
-  EPC rating – D
-  Council tax band - G



## Description

The well-proportioned accommodation is laid out over one level, entering through an entrance vestibule into a welcoming hallway with two useful storage cupboards. The lounge is situated to the front of the property and has a gas fire and a bay window which fills the room with natural light, and to the rear is the dining room which enjoys an east-facing aspect and has sliding patio doors which open directly to the garden. The galley-style kitchen is fitted with a range of white wall and base units, with a useful utility room off providing additional storage and doors to the garden and garage. There are three comfortable double bedrooms, with the principal bedroom positioned to the front and benefiting from a bay window.

Completing the accommodation is the bathroom, which is fully tiled and fitted with a white suite and shower over the bath. A floored attic, accessed via a Ramsay ladder, offers excellent storage with the potential for conversion (subject to the necessary planning permissions). The property further benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the gas hob and electric oven, and integrated undercounter fridge.

## Gardens and parking

The property is set back behind a neat front garden laid to lawn with mature shrubs and planting, creating an attractive approach. To the rear, the enclosed garden has been thoughtfully landscaped to provide a private outdoor retreat which is perfect for families, with a paved patio ideal for seating and dining, a central circular lawn, and well-stocked borders adding seasonal colour. A timber shed offers useful storage for garden equipment and tools. A gated driveway provides off-street parking and leads to the attached garage with power and light.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

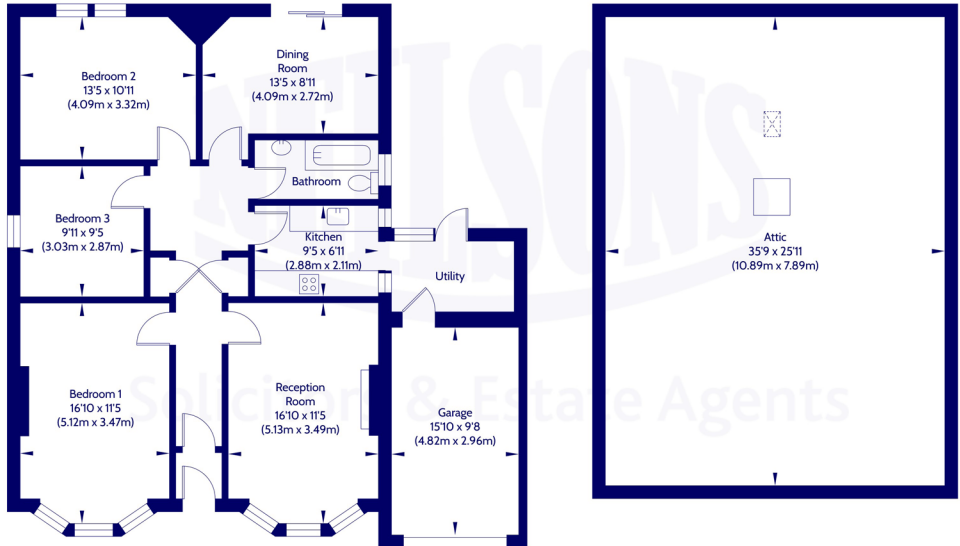
Craigleith Drive is an exclusive residential area within the sought after Ravelston district lying north of the city centre and only a short distance from Edinburgh's West End, cosmopolitan Stockbridge and Comely Bank. Craigleith Retail Park is within close proximity offering several retail shops including a Sainsbury's supermarket, Marks & Spencer and Boots. The property is within walking distance of the Water of Leith Walkway, the Gallery of Modern Art and Dean Village. Nearby, are the green open spaces of Ravelston and Murrayfield golf courses, Blackhall & Orchard Park as well as Inverleith Park, Royal Botanic Gardens and enjoyable walks on Corstorphine Hill. The area is also well located for anyone working at the Western General Hospital or Fettes Police Station. There is well-regarded schooling in both public and private sectors, including Stewarts Melville and Mary Erskine, and St George's. Excellent bus services regularly run into the city centre and surrounding areas, and both Haymarket and Waverley Station are accessible, as is Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and two of the main roads in and out of the city.





Approx. Gross Internal Floor Area 102.92 Sq M / 1108 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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