

COULTERS<sup>©</sup>

# 36 BELFORD AVENUE

RAVELSTON, EDINBURGH, EH4 3EJ

 5 BED  3 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

Situated in leafy Ravelston, within walking distance of the city centre and bustling Stockbridge, this detached property occupies a corner plot and offers a well-proportioned family home with versatile accommodation as well as the potential for reconfiguration or extension.

On the ground floor, there are two bright and spacious reception rooms with the living room having a bay window and electric fire. The fitted kitchen has ample cabinet and worktop space and is adjoined by a handy utility room that also offers access to the back garden. There are two double bedrooms on the ground floor with the largest of the two also coming complete with built-in wardrobes and an en suite wet room. A further shower room which has been fully tiled, is also available off the central hall.

Two good sized double bedrooms each with built-in wardrobes, and a single room are located upstairs alongside a family bathroom.

The property has gas central heating and double glazed windows.

## KEY FEATURES

 Detached home on desirable corner plot

 Five bedrooms across two floors

 Private gardens plus substantial cellar

 Multi-car driveway and single garage

 Close to excellent schooling

 Craighleith Retail Park nearby





There is an extensive cellar accessed from the back of the house which is fitted with lights and power sockets. It currently provides fabulous storage but also offers potential for conversion subject to the necessary consents.

Neatly-kept gardens surround the property with the rear garden being particularly sheltered and offering excellent privacy thanks to the large hedge at the boundary. The driveway can comfortably accommodate multiple vehicles and there is an attached single garage with fob activated electric door.







## THE LOCAL AREA

Positioned just over a mile west of Edinburgh city centre, the affluent suburb of Ravelston is popular among families and professionals owing to its tranquil ambience, fantastic amenities and proximity to some of the capital's most beautiful parks and green spaces. The area is served by excellent shopping and retail, particularly at Craigmile Retail Park, which is home to a Sainsbury's superstore and several major outlets. Residents have a wealth of outdoor and fitness pursuits right on their doorstep, from a round of golf at Ravelston or Murrayfield Golf Club, to various sporting activities at Ravelston Sports Club. The area is also just minutes' walk from the Scottish National Gallery of Modern Art (Modern One and Two) and from here the picturesque Water of Leith Walkway provides a peaceful route through Dean Village and into cosmopolitan Stockbridge. The property falls within the catchment area for excellent state schools and is also convenient for numerous independent schools, particularly ESMS and St George's School. The area benefits from ideal bus links into the city centre; the nearest tram stop at Murrayfield offers swift, direct travel into the city centre via Haymarket train station, and to Edinburgh International Airport.

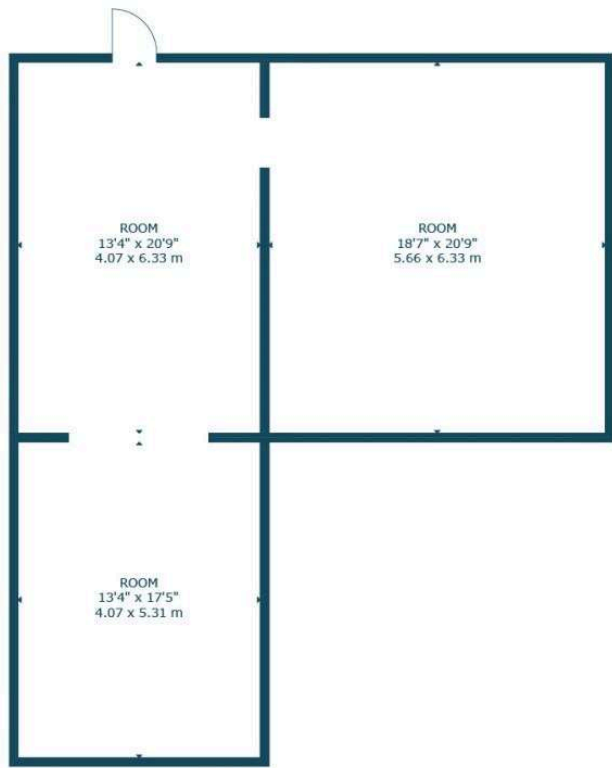
## EXTRAS

All fixtures and fittings, including; blinds, curtains, light fittings, carpets, fitted floor coverings, rotary clothes ainer and white goods.

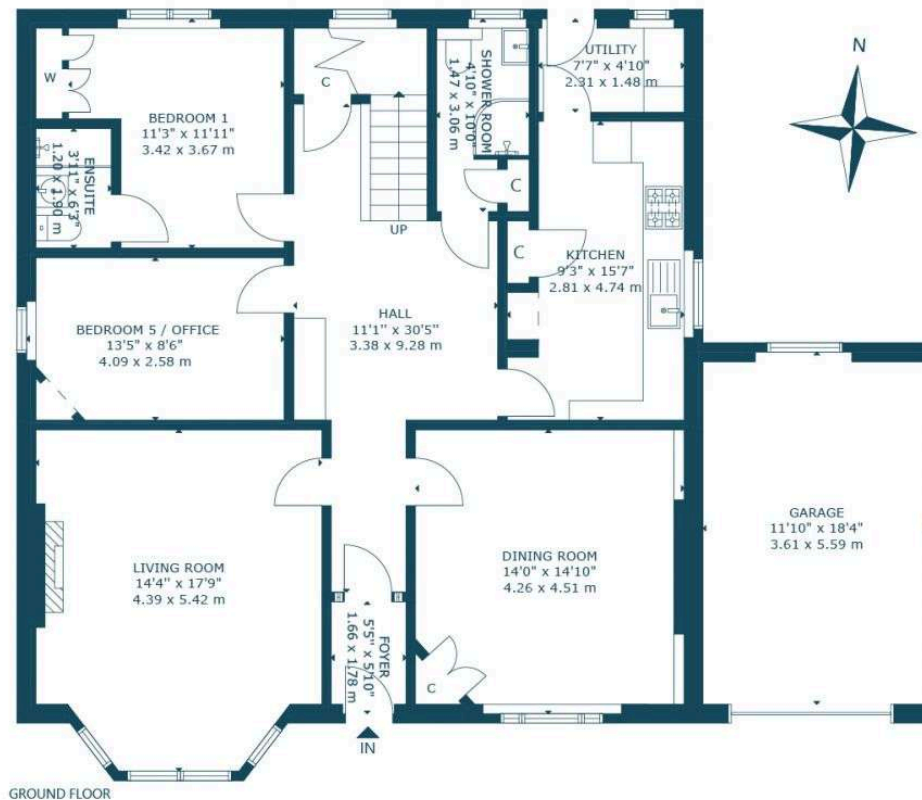




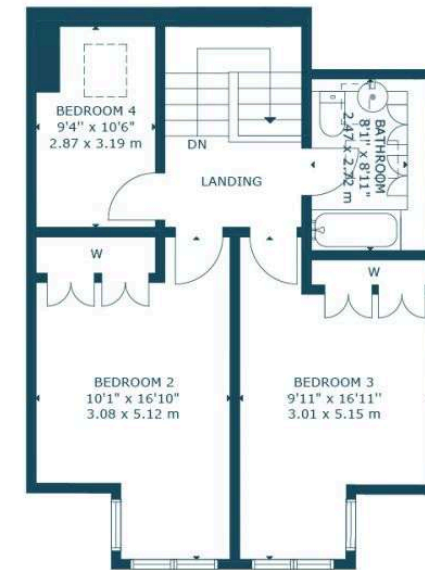




CELLAR SPACE



GROUND FLOOR



FIRST FLOOR

36 BELFORD AVENUE, EDINBURGH, EH4 3EJ

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 1,729 SQ FT / 161 SQ M / GARAGE 211 SQ FT / 20 SQ M / CELLAR SPACE 912 SQ FT / 85 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.