



Offers Over  
**£210,000**

## 54 Ravenswood Avenue

Liberton | Edinburgh | EH16 5SH

This well-proportioned terraced house forms part of an established residential street, enjoying a pleasant leafy outlook and high amenity location in the capital's popular Liberton area.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  On-street parking
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- C



## Description

The internal accommodation briefly comprises: entrance hallway with stair to the upper level and built-in understairs storage, spacious dual facing reception/dining room with focal fireplace and built-in shelving, modern kitchen fitted with a good selection of contemporary base and wall mounted units, with coordinated worktops and a variety of integrated appliances, three good sized bedrooms, and family bathroom with three piece white suite and over-bath electric shower.



## Extras

All floor coverings, blinds, light fittings, white goods and integrated appliances are included. Items of the furniture are available via separate discussion.

## Gardens and Parking

There is an area of private garden to the front of the house which enjoys a sunny south facing aspect, together with ample unrestricted parking at the adjacent carpark. The enclosed rear garden enjoys a peaceful feel and comprises lawn, drying facilities and a garden shed which will be included.

## Viewing

By appointment through Neilsons (0131 625 2222).





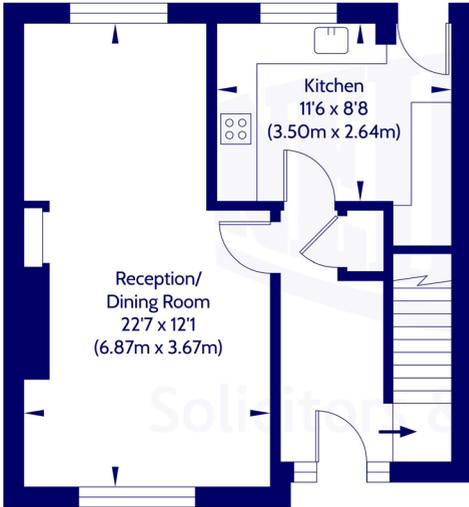
## Location

The property is situated within the popular area of Liberton. Lying to the south of the city centre, the area has a good range of local shopping facilities at nearby Cameron Toll and there are additional shopping facilities at the nearby Straiton Retail Park and Fort Kinnaird. The City of Edinburgh Bypass is on hand linking the main Scottish motorway network system and excellent bus services serve the area linking the city centre and surrounding areas. Leisure and recreational facilities in the area include Liberton Golf Course, Gracemount Leisure and lovely walks can be enjoyed at the Hermitage of Braids and Blackford Hill nature reserve. The Royal Infirmary and the University of Edinburgh's King's Buildings are also nearby and within walking distance.

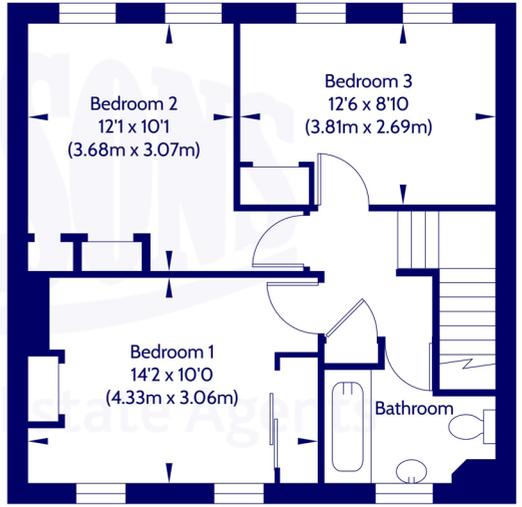




Approx. Gross Internal Floor Area 90.39 Sq M / 973 Sq Ft.



Ground Floor



First 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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