










Offers Over
£220,000

62 Ravenswood Avenue

Liberton | Edinburgh | EH16 5SF

This spacious and bright end terraced villa on sizable corner plot with private gardens and off-street parking, is pleasantly situated within the popular district of Liberton close to a host of fantastic local amenities and commuting links. The property would undoubtedly appeal to the young professionals or growing families and early viewing is highly recommended.

-  2 bedrooms
-  2 public rooms
-  1 bathroom
-  Private gardens to front, side and rear
-  Driveway
-  Council Tax Band - C
-  EPC Band - C



Description

In brief the accommodation comprises; the property is entered via the light and airy conservatory which offers excellent space for dining/relaxing and overlooks the private gardens, internal hallway, generously proportioned and bright bay-windowed lounge/dining room, fitted kitchen pleasantly overlooking the rear garden, two fantastic sized double bedrooms and stylish bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing (new windows installed 2023).



Extras

All fitted floor coverings will be included in the sale together with the fridge/freezer, cooker and washing machine.

Gardens & Driveway

The property is situated on a fantastic corner plot and benefits from well maintained private garden grounds to the front, side and rear. There is a driveway to the side providing off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





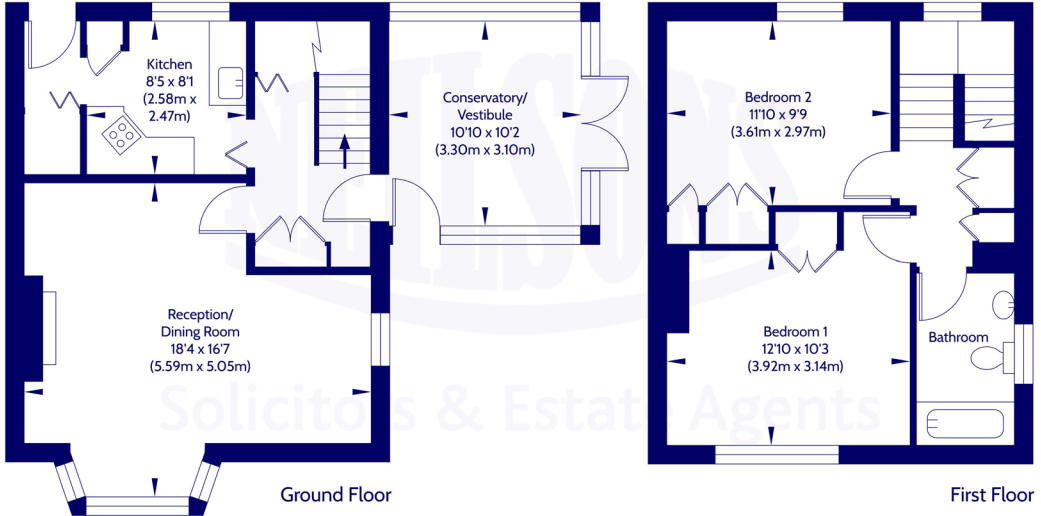
Location

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 88.67 Sq M / 955 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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