










Offers Over

**£575,000**

## 32 Ravelrig Gait

Balerno | Edinburgh | EH14 7NH

This delightful, 4-5 bedroom detached villa is quietly positioned within a mature and established modern residential estate in the sought-after Balerno district of the city. Set on an enviable corner plot within a quiet cul-de-sac setting, with beautifully manicured private gardens, monoblock driveway and double garage.

-  4 Bedrooms
-  4 Public rooms
-  2 Bathrooms
-  Private Gardens
-  Driveway & Double Garage
-  EPC Rating – C
-  Council Tax Band – G



## Description

This well cared for home, offers substantial family accommodation over two floors with great versatility, would now benefit from some general modernisation, ideally suiting those looking to put their own stamp on a fantastic home in a prestigious location. Enjoying excellent natural light throughout, the property comprises; entrance hallway with storage provisions and a handy two piece WC apartment. There is a sizeable lounge with a well appointed conservatory off, providing a lovely leafy aspect over the rear garden. A formal diningroom is located to the front together with a useful study/bedroom 5. The fully fitted kitchen provides direct access to the side garden and is fitted with a range of wall and base units with built-in gas hob, electric oven and hood together with integrated fridge freezer and dishwasher. A carpeted staircase leads to the upper floor which in turn provides access to the four sizeable bedrooms, three of which have built-in wardrobes with the generously proportioned principal bedroom benefiting from additional storage together with an en-suite shower room. Lastly the family bathroom comprises of a three piece suite with WC and wash hand basin set within vanity units with built-in storage and bath with electric shower over. Further benefits include a gas central heating system and double glazing.



## Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in hob/oven/hood and integrated fridge freezer and dishwasher. The free-standing washing machine, tumble drier and freezer within the garage can be included if desired. It should be noted that no warranty shall be given to the working condition of the appliances and shall be sold as seen.



## Gardens, driveway & double garage

A fantastic feature of this lovely home is the enviable corner plot with extensive gardens to the front, side and rear together with the monoblock driveway and double garage with power & light. The gardens have been very well maintained and offer an array of delightful mature plants, trees and shrubbery. Located to the front and side is a large lawn area with decorative borders with the fully enclosed rear garden enjoying a high degree of privacy with beautiful leafy borders, large, paved patio area with lawn beyond.



## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

The much sought after village of Balerno lies to the south west of the City Centre next to Juniper Green and Currie. Popular with commuters, the area enjoys ease of access to the City By-Pass and nearby Curriehill Railway Station together with regular public transport to the City Centre. Excellent schooling is available at all levels together with a range of local retailers providing day to day requirements. Larger supermarkets can be found nearby together with an excellent range of national stores located at The Gyle and Hermiston Gait. Excellent leisure and recreational facilities are available locally including several golf courses, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith. The village is ideal for those commuting to the Riccarton campus of Heriot Watt University, Gogarburn or Edinburgh Business Park. The area is well placed for access to the national motorway network, the Queensferry Crossing and Edinburgh International Airport.





Approx. Gross Internal Floor Area 146.48 Sq M / 1576 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.



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