



**43 Craigleith Drive**  
Ravelston, Edinburgh, EH4 3JU

CALL US ON 0131 447 4747

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**For price and viewing information please visit  
[residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747**

- Entrance vestibule.
- Reception hall with storage.
- Access to partially floored attic via Ramsey ladder.
- Good-sized bay windowed living room.
- Kitchen with appliances & pantry.
- Outer hallway with storage & access to rear.
- Formal dining room with feature fire (could be used as a bedroom).
- Two double bedrooms.
- Small double bedroom.
- Bathroom.
- Gas central heating.
- Partial double glazing.
- Some secondary glazing.
- Original features.
- Private garden to front.
- Driveway leading to garage at side.
- Extensive enclosed well-maintained south facing garden at rear.
- Unrestricted on street parking.



## GENERAL DESCRIPTION

A detached bungalow situated within the prestigious Ravelston district of the city, a short journey to the northwest of Edinburgh City Centre. There is an excellent range of local amenities close at hand including Craighleith Retail Park and though the property is in need of modernisation and redecoration, it offers excellent potential to be a fabulous family home in a much sought after location

## LOCATION

The prestigious Ravelston district lies approximately two miles to the northwest of the city centre and only a short distance from Edinburgh's West End, cosmopolitan Stockbridge and Comely Bank. Craighleith Retail Park is within close proximity offering several retail shops including a Sainsbury's supermarket, Marks & Spencer's 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 as well as Inverleith Park and The Royal Botanic Gardens. The property is close to well-regarded schooling in both public and private sectors, including Stewarts Melville and Mary Erskine, St George's, Blackhall Primary and The Royal High Secondary School. Excellent bus services regularly run into the city centre and surrounding areas, and both Haymarket and Waverly Station are accessible, as is Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

<b>COUNCIL TAX BAND</b>	<b>G.</b>
<b>TRAIN STATION</b>	<b>APPROXIMATELY 1.4 MILES TO HAYMARKET TRAIN STATION.</b>
<b>AIRPORT</b>	<b>APPROXIMATELY 6.2 MILES TO EDINBURGH AIRPORT.</b>
<b>BUSES</b>	<b>WITHIN 100 METRES.</b>

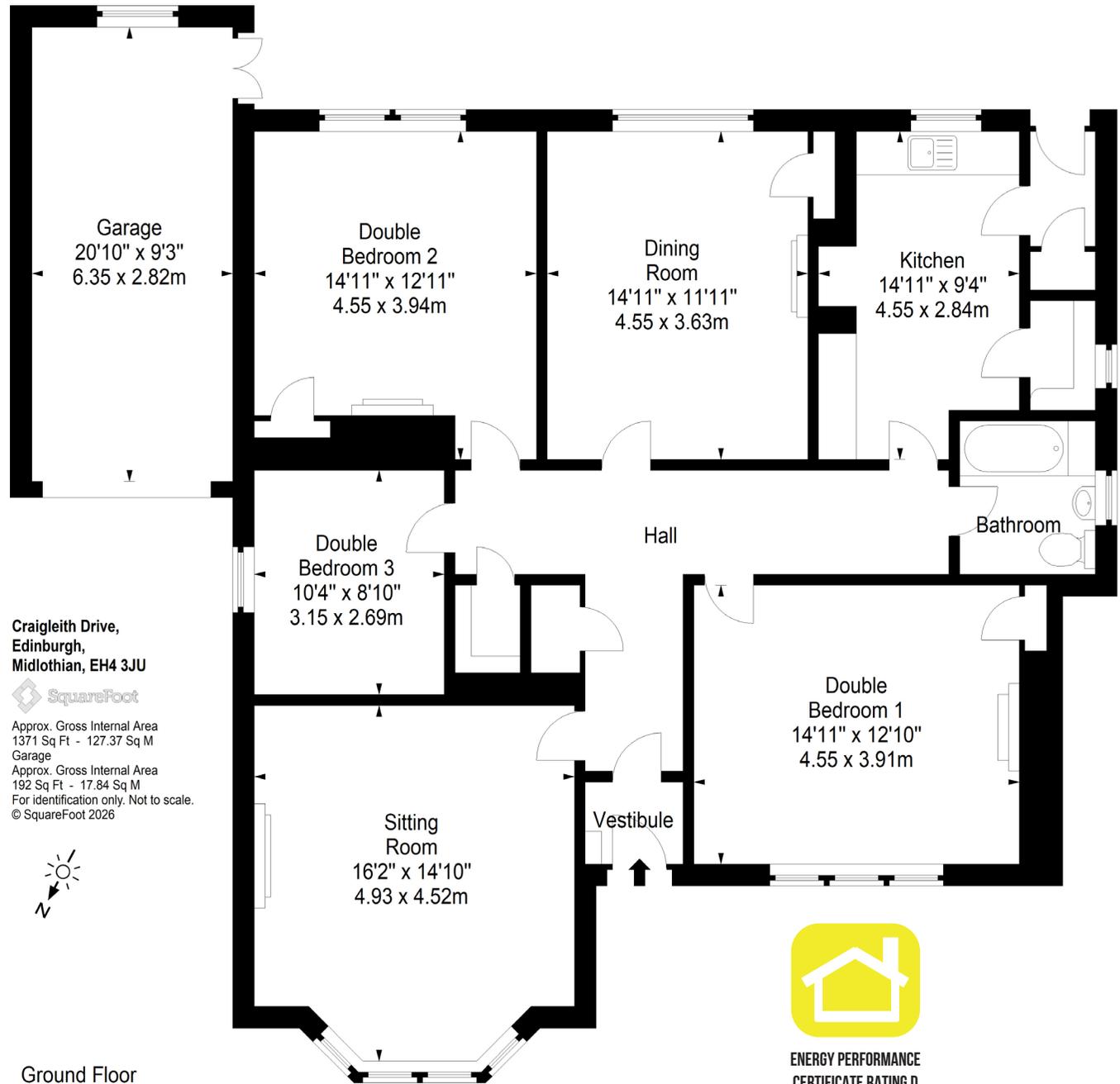
### EXTRAS:

**THE PROPERTY WILL BE SOLD AS SEEN AND THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS WHICH INCLUDE THE FREE-STANDING COOKER, AUTOMATIC WASHING MACHINE, AND FRIDGE/FREEZER.**









Ground Floor

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.