



46a Craigeith Crescent, Edinburgh, EH4 3LB



Welcome

Welcome to 46a Craigleath Crescent, located in the highly sought after residential area of Ravelston. This superb four-bedroom terraced townhouse offers generously proportioned flexible accommodation over three floors with the additional benefits of double glazing, a newly installed gas central heating system, private south-west facing rear garden, a single integral garage, driveway with parking for two cars, and access to delightful communal garden grounds.

- Spacious entrance vestibule leading to hallway and ground floor shower room
- Utility and laundry room with a range of units, sink, washing machine and tumble dryer
- Lounge/bedroom four with patio doors to the rear, electric fire, and surround
- First floor landing with cloak room fitted with WC and sink with vanity unit
- Sitting room with large rear facing picture window, electric fire with feature fire surround
- Dining room with front facing window
- Breakfasting kitchen fitted with integrated electric hob, oven, microwave and white goods including a fridge freezer and a dishwasher
- Principle bedroom with rear facing window, built-in wardrobes, and a dressing area, again with built-in wardrobes with en-suite shower room
- Double bedroom two with front facing window and built-in wardrobes
- Double bedroom three with front facing window and built-in wardrobes
- Family bathroom with three-piece white suite, bath with shower attachment, wc and sink
- Double glazing and new gas central heating
- Driveway with parking for two cars
- Integral garage with light, power, and water supply
- Private rear south-west facing garden and access to communal areas





Ravelston

Ravelston is a highly desirable residential neighbourhood in the west of Edinburgh, renowned for its tranquil, leafy streets and elegant period properties. The area offers excellent amenities, including reputable schools, local shops, and easy access to scenic green spaces such as the Water of Leith and the picturesque Ravelston Park. Well served by public transport, Ravelston provides seamless connections to the city centre, making it an ideal choice for professionals and families alike. Residents enjoy a peaceful environment with a strong sense of community, while being just moments away from the vibrant cultural and social attractions of central Edinburgh.

Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, all integrated appliances and white goods, and any movable items included in the sale are deemed sold as seen and no warranty applies.



Get in touch

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.