



11 Garscube Terrace, Ravelston, Edinburgh, EH12 6BW



## Welcome

Welcome to Garscube Terrace, situated in the highly sought-after residential setting of Ravelston, this delightful linked-detached courtyard bungalow with garden offers a wonderful opportunity for those seeking comfortable single-level living with excellent outdoor space and convenient parking. The property features a well-proportioned layout, comprising two bedrooms, ideal for a small family, downsizers, or those looking for additional guest or home office space. The bright and inviting living area provides a welcoming space for relaxation and entertaining whilst the adjoining kitchen offers practicality and a view to the courtyard. Externally, the home truly excels. A beautiful, private rear garden provides a secluded retreat, perfect for enjoying outdoor dining, gardening, or simply unwinding in a tranquil setting. To the front, the property benefits from off-street parking and a single garage, ensuring ample space for vehicles and additional storage. We would recommend an early viewing given how rare these property types are.

- Reception hallway
- Living/dining room
- Fitted kitchen
- Two bedrooms
- Shower room
- Gas central heating
- Sash and case windows
- Shared driveway
- Single garage with power and light
- Gated enclosed garden to include the summerhouse





## Ravelston

Ravelston is a quiet and affluent residential area located in the northwest of Edinburgh, Scotland. Positioned just a few miles from the city centre, it lies between the neighborhoods of Blackhall and Murrayfield, offering a peaceful suburban atmosphere while remaining well-connected to central Edinburgh. The area is known for its leafy streets, spacious homes, and proximity to green spaces such as Ravelston Woods and the nearby Corstorphine Hill Nature Reserve. Ravelston also benefits from easy access to key routes, including Queensferry Road, which provides direct links to the city centre and onward to Edinburgh Airport. This combination of tranquillity, accessibility, and natural surroundings makes Ravelston a highly desirable location within Edinburgh.

## Extras

The integrated kitchen appliances, washing machine, tumble dryer, summerhouse, curtains, blinds and fitted floor coverings are included. Please note we cannot confirm the integrated heater in the hall is currently working. The garden ornaments are not included in the sale.



# 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.

