

COULTERS[®]

14 CRAIGLEITH CRESCENT

RAVELSTON, EDINBURGH, EH4 3JL

 3 BED

 2 BATH

 3 PUBLIC



TAKE A LOOK INSIDE

A rare opportunity to acquire a spacious detached home in the highly desirable Ravelston area of Edinburgh. Offering generous accommodation and excellent outdoor space, this appealing property would make a superb family home and presents a fantastic opportunity for modernisation, allowing the next owner to create a home tailored to their own style and requirements.



KEY FEATURES



Detached house with great potential.



Situated in highly desirable Ravelston.



Delightful private gardens to front and rear.



Driveway and single garage.



Close to excellent schooling.



Craigleith Retail Park nearby.



EPC Rating - D



Council Tax Band - G



The ground floor accommodation begins with a welcoming vestibule and entrance hall which leads to a characterful sitting room to the front. This attractive room features a distinctive corner bay window and an octagonal window which together add considerable charm. There is also an Edinburgh press and fireplace with electric fire.

The fitted kitchen has ample cabinet and worktop space as well as plenty room for casual dining, and is adjoined by a handy utility area that offers access to the back garden. On the opposite side of the hall, the formal dining room enjoys a pleasant outlook over the garden and provides an excellent space for entertaining.





MORE INFORMATION

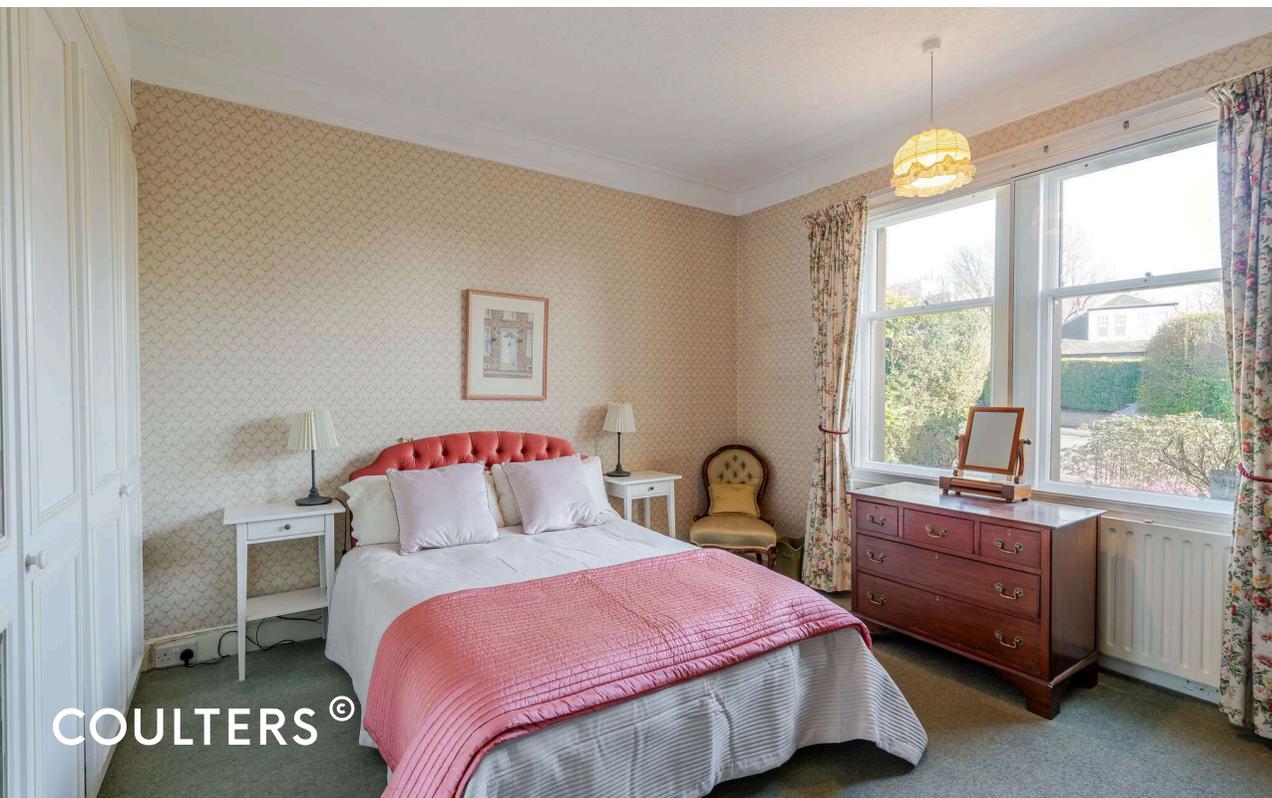
A study lies just off the dining room, also overlooking the garden, creating a quiet and practical workspace for home working or relaxation. The ground floor is also home to bedroom two, a well-proportioned double room with built-in wardrobes, and a large family bathroom.

Upstairs, the property provides two further double bedrooms, both which have access to substantial storage space within the eaves of the house. A shower room completes the accommodation. Outside, there are delightful, mature gardens that have been lovingly tended to over the years. The rear garden is extremely private and being south-west facing, is particularly sunny. The garden has a substantial lawn, well-kept borders, patio with awning and a useful outdoor store cupboard.

To the front, the garden is framed by a dense hedge that offers shelter and privacy, and the beds are filled with beautiful plants with a cherry blossom tree as the star of the show.

The gated driveway provides off-street parking and leads to a single garage which benefits from power and water supply.

The property further benefits from gas central heating. The windows are of varying styles, comprising a mixture of both double and single glazed units.









THE LOCAL AREA

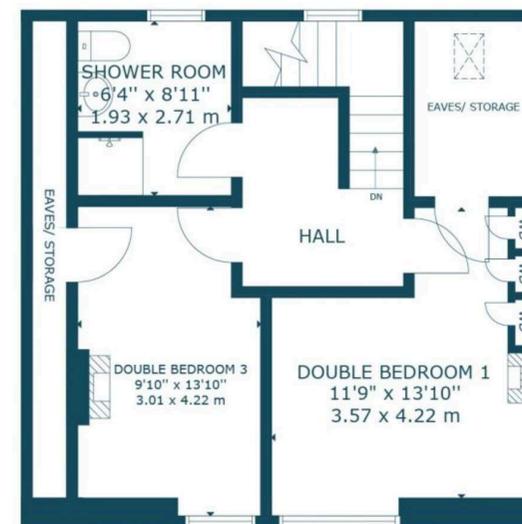
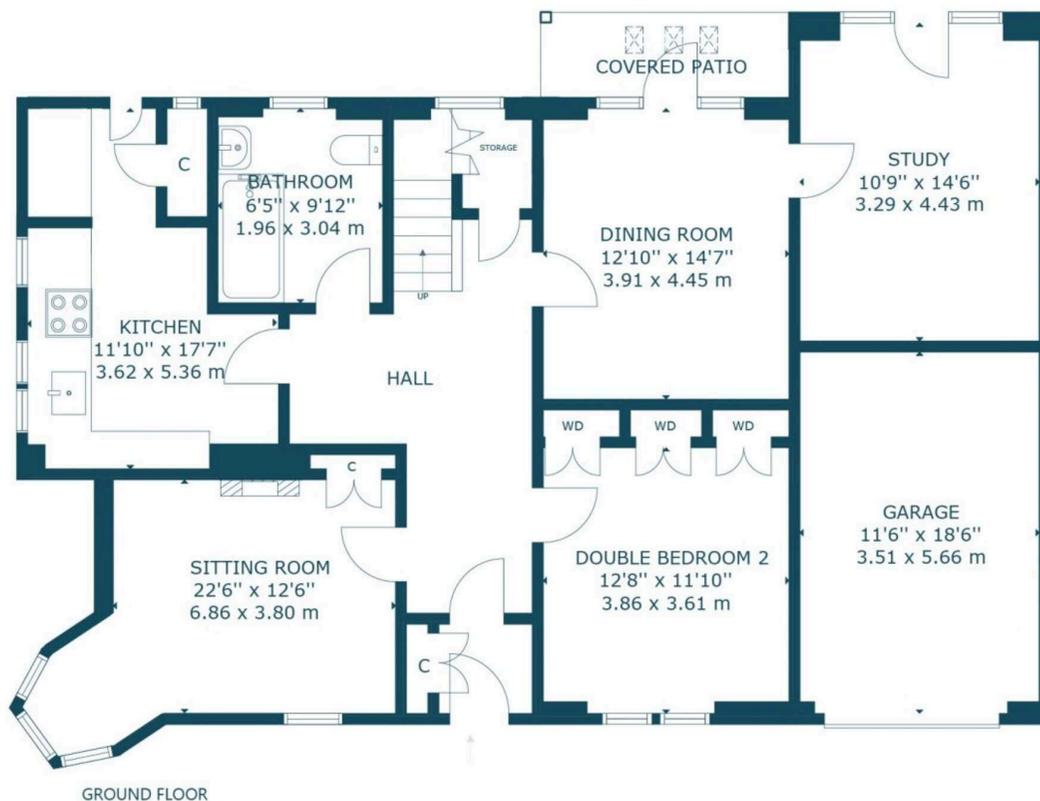
Positioned just over a mile west of Edinburgh city centre, the affluent suburb of Ravelston is popular among families and professionals owing to its tranquil ambience, fantastic amenities and proximity to some of the capital's most beautiful parks and green spaces. The area is served by excellent shopping and retail, particularly at Craighleith Retail Park, which is home to a Sainsbury's superstore and several major outlets. Residents have a wealth of outdoor and fitness pursuits right on their doorstep, from a round of golf at Ravelston or Murrayfield Golf Club, to various sporting activities at Ravelston Sports Club.

The area is also just a short walk from the Scottish National Gallery of Modern Art (Modern One and Two) and from here the picturesque Water of Leith Walkway provides a peaceful route through Dean Village and into cosmopolitan Stockbridge. The property falls within the catchment area for Blackhall Primary School and The Royal High and is also convenient for numerous independent schools, particularly ESMS and St George's School. The area benefits from ideal bus links into the city centre; the nearest tram stop at Murrayfield offers swift, direct travel into the city centre via Haymarket train station, and to Edinburgh International Airport.

EXTRAS

All fixtures and fittings including; blinds, curtains, light fittings, carpets, fitted floor coverings and white goods.

HOME REPORT VALUATION: £725,000



FIRST FLOOR

14 CRAIGLEITH CRESCENT, RAVELSTON, EDINBURGH, EH4 3JL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 1636 SQ FT / 152 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.