



Ravelston, Edinburgh

46A CRAIGLEITH CRESCENT, EDINBURGH EH4 3LB

Enjoying a prestigious address in Ravelston, this four bedroom spacious townhouse, presented in a neutral style offers bright, versatile living space (excellent for entertaining) arranged over three floors, with a delightful south west private garden, access to delightful communal gardens, a single integral garage and driveway with parking for two cars.





DESCRIPTION

The desirable 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 Accommodation comprises:

- Three Storey Townhouse
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Four Double Bedrooms
- En-Suite Shower Room
- Bathroom, Shower Room and Guest WC
- Gas Central Heating
- Double-Glazing
- Private Driveway and Integral Garage
- Private West-Facing Garden
- Access to Beautiful Landscaped Communal Gardens

LOCATION

The property is set within large mature gardens and located approximately 15 minutes on foot from the city's West End. The area successfully combines a leafy suburban environment with city centre accessibility. The area is served by excellent shopping and retail, particularly at Craighleith Retail Park, which is home to several major High Street brands and outlets including Marks & Spencer, Boots and a large Sainsburys superstore, to name but a few while nearby Stockbridge and the West End offer an abundance of independent boutiques, cafés authentic pubs and restaurants.

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 to cosmopolitan Stockbridge. Access to the city's cycle path network is also within the immediate area.

The open spaces of Corstorphine Hill, Ravelston Park, Orchard Park all offer a delightful green respite from city life and the renowned Botanic Gardens is also within easy reach. For the golfer Ravelston or Murrayfield Golf Club are located within the neighbourhood. 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. For the motorist there is excellent access to The West, to Edinburgh International Airport, The Queensferry Crossing, the city by-pass and the wider motorway network.

EXTRAS

Light fittings, curtains, blinds, integrated oven and hob, fridge freezer, washing machine and floor coverings are included in the sale.

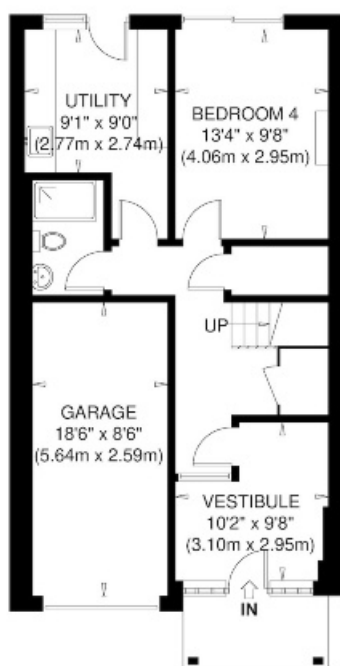
COUNCIL TAX BAND

Band G

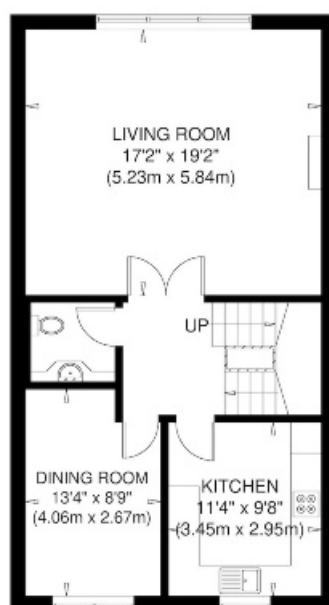
VIEWINGS

By Appointment with Agents. Tel: 0131 467 7550

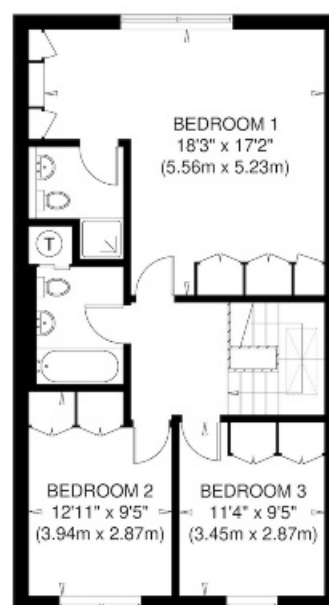




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 63.8 SQ M / 687 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 64.4 SQ M / 693 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 64.4 SQ M / 693 SQ FT

CRAIGLEITH CRESCENT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 192.6 SQ M / 2073 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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