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41 Ravenscroft Gardens
Edinburgh, EH17 8RP

Entrance vestibule
Hall
Lounge
Conservatory/garden room
Modern fitted kitchen/dining room
Three bedrooms
Shower room
Gas central heating
Set amidst a large garden plot
Double glazing
Solar panels: 16x250w panels totalling a 4.00 kWp
EPC: D
Council tax band: E

41 Ravenscroft Gardens is an extremely attractive and beautifully presented three bedroom detached bungalow, in walk in condition throughout and situated in a small quiet cul-de-sac within close proximity to excellent local amenities. This delightful property offers bright and spacious, well-proportioned accommodation which has been tastefully decorated and finished to a high standard throughout with many quality fixtures and fittings. A particular feature of the property is the spacious conservatory/garden room overlooking the established rear garden. Full gas central heating and double glazing ensures a most comfortable and ambient living environment.

This delightful bungalow is set amidst a large plot with established private gardens to front and rear. The south facing conservatory/garden room opens onto a good sized patio area with good sized area of lawn which is easily maintained. To the front of the property there is a driveway with off street parking.

The accommodation comprises: Entrance vestibule with Cloakroom/utility room. Hall with excellent storage facilities. Spacious lounge with doors opening through to the Conservatory/Garden room. Modern fitted kitchen with base and wall mounted units incorporating gas hob and cooker hood, electric oven, excellent dining room space for table and chairs and lovely views over rear garden. Bedroom One with window to the front, Bedroom Two with built-in wardrobes and window to front, Bedroom three to the front. Shower room tastefully fitted with shower set in corner unit with screen, w.c. and wash hand basin. Window to side.

Location:

Ravenscroft Gardens is quietly positioned just off Ravenscroft Road in the popular Gilmerton area which is situated to the south of Edinburgh's city centre. The property is well located for easy access to and from Princes Street and the Edinburgh city by-pass which provides excellent links to both East and West Lothian and the main motorway network. There are an excellent host of amenities nearby which include a Morrisons and Aldi super markets with further local shops within easy walking distance at Gilmerton Village. There are also good schools within the vicinity from nursery stages up to Senior School. Ravenscroft Gardens is well placed for easy access to Edinburgh's Royal Infirmary and regular public transport services operates to and from the city centre and to surrounding areas. There are good schools within the local catchment area at both primary and secondary levels.











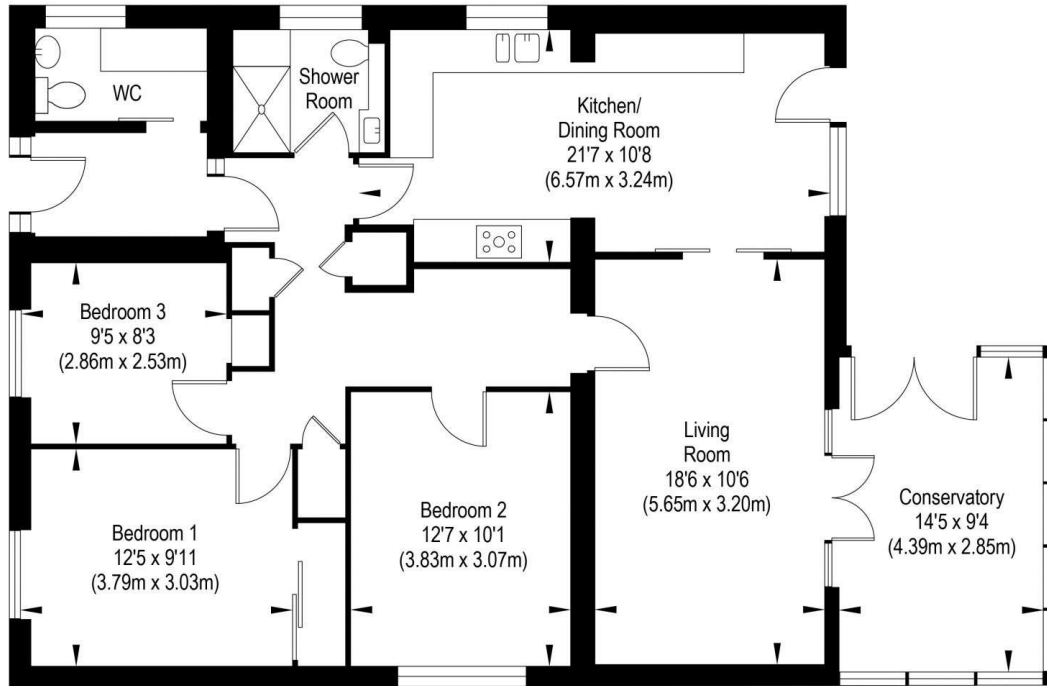






Approx. Gross Internal Floor Area 111.75 Sq M / 1203 Sq Ft.

Ground Floor



All measurements are approximate. Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
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