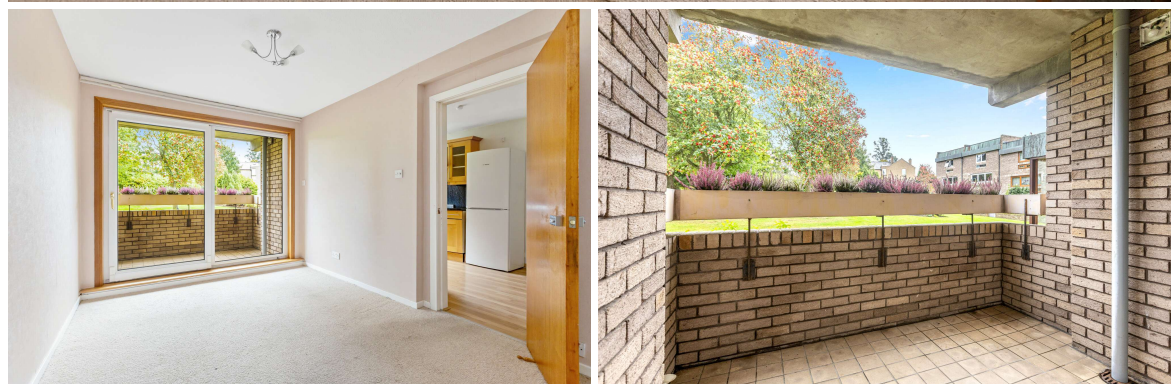




2/2 Craigleith Avenue South
RAVELSTON | EDINBURGH | EH4 3LQ


warners
solicitors & estate agents



2/2 Craigleith Avenue South

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Seldom available three bedroom first floor apartment with ground floor access directly to the flat from the rear of the building, offering generous accommodation within a prestigious residential area, moments from quick transport links, highly regarded schools and excellent shopping amenities. Set within delightful manicured communal landscaped grounds, this superb home offers a flexible layout boasting superb open views, comes with its own tandem garage with electrics providing excellent off-street parking and workshop/storage.

- Secure shared entrance with well-lit stairwell, with level access and no steps at the main door
- Central reception hallway with cloak room/WC and fantastic storage
- Living room offering a lovely aspect over the gardens to the rear
- Semi-open dining room with patio doors to private balcony with leafy outlook
- Fitted breakfasting kitchen
- Three double bedrooms, two with fitted storage
- Shower room with vanity sink unit
- Gas central heating and double glazing
- Beautifully landscaped mature communal grounds
- Ground floor level tandem garage with workshop/store room off

Energy Rating D, Council Tax Band E.

Fee payable for garden maintenance approx. £275 annually.

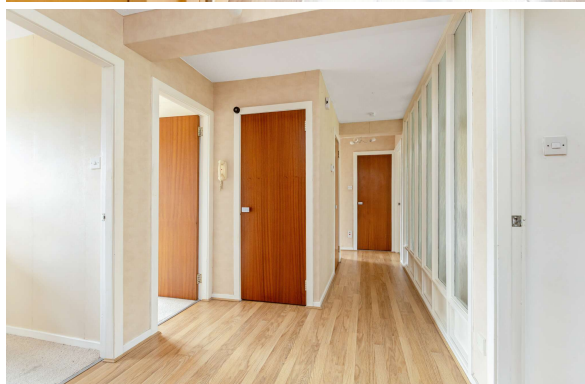
Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

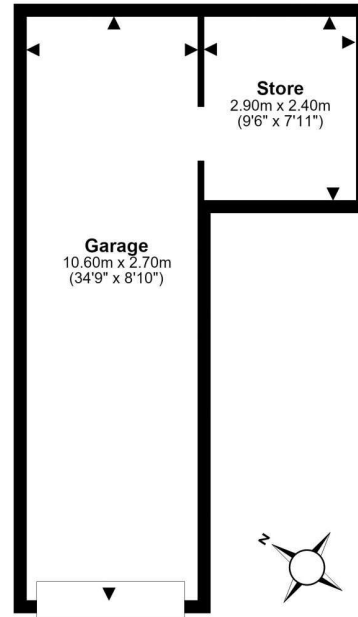
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, curtains, blinds and existing appliances will be included in the sale.

Ravelston Dykes is situated within a well established and highly sought after residential area approximately 1.5 miles to the west of Edinburgh's centre, allowing easy access into the city yet also being conveniently located for the City Bypass, Edinburgh International Airport and central Scotland's motorway network. St. George's School and Stewarts Melville are within walking distance and Mary Erskine School is on the doorstep with Fettes College, The Edinburgh Academy and Cargilfield within easy reach. For the sports enthusiast there are golf courses at Ravelston and Murrayfield, both within a few hundred yards, several sports clubs, an ice rink and easy access to walks along the Water of Leith, extensive local cycle paths and the renowned Murrayfield Rugby Stadium close at hand. There are also pleasant walks in Ravelston Woods and Corstorphine Hill. Craigleith Retail Park, including Sainsbury and Marks & Spencer, is located at the foot of Craigleith Crescent.





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.