



35 Ravenswood Avenue, Edinburgh, EH16 5SL

Light & Tastefully Presented, Two-Bedroom, Upper Villa, with Gardens

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Property Description

Light and tastefully presented, two-bedroom, traditional upper villa, set on an end-terrace plot with gardens to the front, side and rear. Located on a quiet and leafy residential street in the popular Inch area, south of Edinburgh city centre.

Comprises an entrance and stairway, a hallway, living room, kitchen, two double bedrooms, and a bathroom.

Features include a fully integrated kitchen, generous room sizes, and superb integrated storage throughout. Additionally, there is gas central heating, double glazing, and an attic space.

Externally, there is a lawn garden to the front and side with planting beds and tall privacy hedging, whilst to the rear is a patio, store shed and a planting bed.

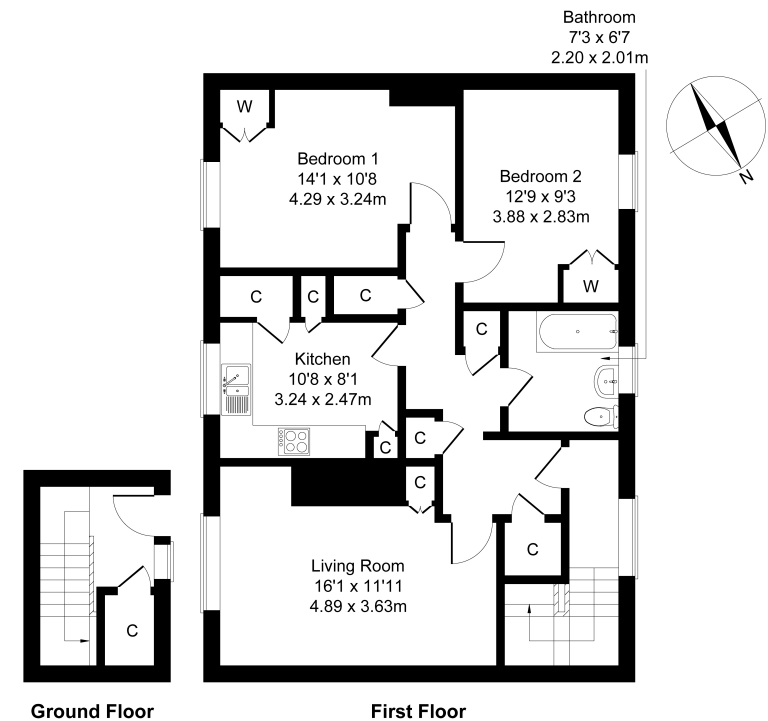
A welcoming entrance with a useful built-in storage cupboard leads into the upper hallway, which provides access to the accommodation and benefits from excellent storage, including three further built-in cupboards. Set to the rear of the property, the spacious living room provides ample space for both lounge and dining furniture, if desired. The room features a gas fireplace, carpeted flooring and a useful press cupboard.

Located adjacent to the living room, the well-proportioned kitchen is fitted with a range of wall and base units, complemented by stone-effect worktops and a tiled surround. Features include a sink with drainer, integrated gas hob and oven, and washing machine, whilst three built-in cupboards provide excellent additional storage. There are two generous double bedrooms, positioned to opposite aspects of the property. Both benefit from carpeted flooring, light décor and built-in wardrobes. Completing the accommodation, the bathroom is fitted with a three-piece suite, including a shower over the bath, with tiled splashback walls.



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Approximate Gross Internal Area: (818 sq ft - 76 sq m.) (Excluding Ground Floor)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The Inch is an established residential area located south of Edinburgh city centre, featuring a wide variety of family-oriented housing. Local shopping is available throughout the area, with a Morrisons supermarket situated on Gilmerton Road. For more extensive retail options, Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer a broad selection of high-street stores, superstores, and supermarkets. The area

benefits from numerous public parks and green spaces, with nearby Braid Hills, Pentland Hills, and Liberton Golf Course providing additional open recreational areas. The Inch is well positioned for easy access to the Royal Infirmary and Edinburgh University. Education is well catered for, with schools at all levels from nursery to senior available locally. Regular public transport services run from Gilmerton Road and nearby Kirk Brae.





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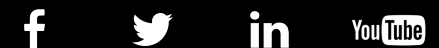
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