



lindsays

9 Crarae Avenue,
Ravelston, Edinburgh, EH4 3JD

"A superbly located four bedroom semi-detached house just off Ravelston Dykes"

- Semi-detached family house
- Desirable location
- Attractive sitting room with box-bay window
- Kitchen and utility area
- Large conservatory/dining room
- Three double bedrooms
- Fourth bedroom/family room
- Bathroom
- WC
- Gas central heating
- Off-street parking
- Private front and rear gardens

EPC Rate E

OFFERS OVER £760,000



Description

A superbly located four bedroom semi-detached house just off Ravelston Dykes. The property is located in a quiet cul-de-sac and is close to a number of highly regarded schools including St George's School, The Mary Erskine School and Stewart's Melville College. Accessed via a driveway with parking for several vehicles, the property is entered via a traditional vestibule into a welcoming hallway. To the left is a quite stunning sitting room with box-bay window and extensive wood panelling, stripped floors and feature fireplace. On the other side of the hallway is the fourth bedroom or family room, as well as the breakfasting kitchen which leads into a spacious conservatory and dining room. Completing the ground floor accommodation is a useful WC off the hallway. The stair rises to the first floor landing which gives access to three double bedrooms as well as the family bathroom. Off the main bedroom is a small balcony/terrace with open views. Externally the property benefits from private, mature gardens to the front and rear, a summerhouse and a garden shed.

Area

Ravelston is a desirable residential area of Edinburgh, typified by substantial properties set within large mature gardens. Located approximately 15 minutes on foot from the city's West End, the area successfully combines a leafy suburban environment with city centre accessibility. Roseburn, Stockbridge and the Craigleith Retail Outlet are all within a few minutes and play host to a number of High Street names, including Marks & Spencer, Boots and large branches of Sainsburys and Waitrose, to name but a few. There are regular public transport services to and from the city centre and proximity to Queensferry Road facilitates swift access to the east and west sides of the city, the city by-pass, the central motorway network, the Queensferry Crossing and Edinburgh International Airport. Excellent schools are within a few minutes on foot including St George's and Erskine and Stewart's Melville Schools. Leisure options range from sports to the arts. The celebrated Scottish Gallery of Modern Art, Edinburgh Sports Club, Murrayfield and Ravelston Golf Clubs and several local access points to the Water of Leith walkway and the city's cycle path network are all within the immediate vicinity.

Viewing

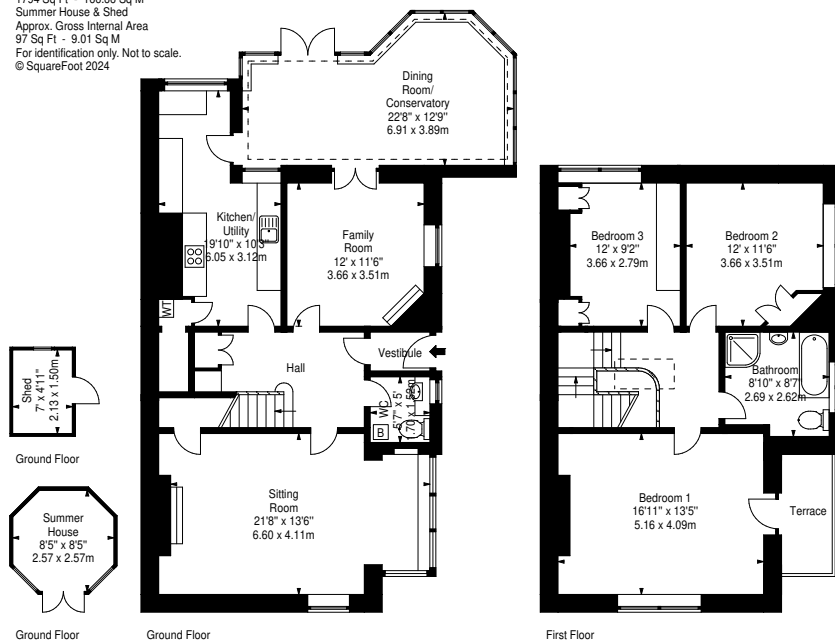
by appointment contact Lindsays



Craræ Avenue,
Edinburgh,
Midlothian, EH4 3JD

SquareFoot

Approx. Gross Internal Area
1794 Sq Ft - 166.66 Sq M
Summer House & Shed
Approx. Gross Internal Area
97 Sq Ft - 9.01 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.