



Morgans

15 RAVENSCROFT GARDENS  
GILMERTON, EDINBURGH, EH17 8RP  
FIXED PRICE £275,000

# 15 RAVENSCROFT GARDENS EDINBURGH EH17 8RP

Superb opportunity to acquire new bungalow in prime location. The property comprises reception hall, spacious lounge, fitted kitchen with high specification fittings and Siemens appliances, utility room. Three double bedrooms with master en-suite and bathroom. The subjects benefit from thermal and sound insulation together with hot water solar panels to each unit with gas central heating and double glazing. The internal doors are pre-finished oak with stainless steel ironmongery. EPC Rating B.

## LOCATION

Gilmerton Village is a popular residential area with good public transport links to the City Centre and surrounding areas. The area also has easy access to the City Bypass and The Royal Infirmary of Edinburgh. Gilmerton is well catered for with primary and secondary schools and there are a variety of recreational facilities available. There are a choice of local shops and a Morrisons Supermarket on Gilmerton Road. In addition Cameron Toll Shopping Centre, Asda Hypermarket, Fort Kinnaird Retail Park and Straiton Retail Park are all within easy reach.

## MEASUREMENTS

LOUNGE  
KITCHEN  
UTILITY ROOM  
MASTER BEDROOM  
ENSUITE  
BEDROOM 2  
BEDROOM 3

## BATHROOM

## VIEWINGS

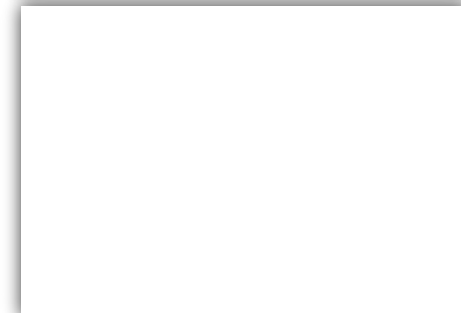
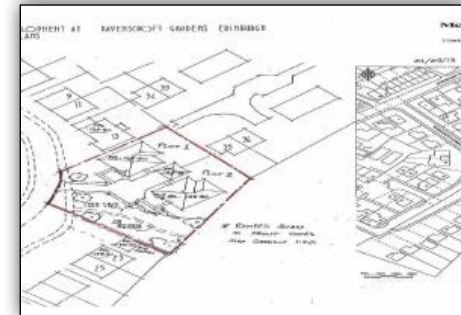
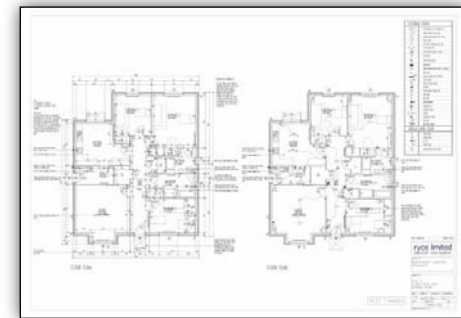
Contact Morgans on 01383 620222.

## MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

## TRAVEL DIRECTIONS

From Edinburgh City Centre leave Queen Street towards North Castle Street turn left onto North Charlotte Street and left again at Hope Street. Road name changes to Rutland Place keep straight on the A700/Lothian Road following signs for Newington Road A701 and then left onto A772 Gilmerton Road turn right onto Ravenscroft Street and left onto Ravenscroft Gardens.



These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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