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SOLICITORS & ESTATE AGENTS



24 Blinkbonny Road
Ravelston
Edinburgh, EH4 3HX

Entrance vestibule
Hall
Sitting room, Dining room,
Modern fitted kitchen
Three double bedrooms
Bathroom and Separate shower Room
Drive-in and Single garage
Established private garden
Gas central heating
Double glazing
EPC: D
Council tax band: F

24 Blinkbonny Road is a distinguished double upper villa property forming part of a traditional stone built detached property set on an elevated position and quietly situated in the much sought after Ravelston area of Edinburgh. This most charming and beautifully presented three bedroom property offers a rare opportunity to purchase a home of character within close proximity to the city centre. It has been well cared for and tastefully modernised enhancing the excellent proportions and beautiful features thus combining modern living within a traditional setting making this a delightful property of considerable charm and distinction. To the front there are lovely open views towards the North of the City and to the rear a pleasant leafy outlook over private gardens.

The property has full gas central heating which ensures a comfortable and ambient living environment. Of particular note is the additional benefit of having a good sized garage, drive-in and established south facing rear garden with large area of lawn.

The spacious accommodation comprises: Entrance vestibule with carpeted staircase leading to upper hall with access to the main rooms and staircase leading to upper floor, traditional sitting room with bay window allowing lots of natural light to flood through, formal dining room/family room, modern fitted kitchen with induction hob, integrated dishwasher and fridge freezer, double bedroom one to the front with lovely open aspect, double bedroom two with window to the side and family bathroom with shower over bath, heated towel rail and vanity furniture. A carpeted staircase from the hallway leads to the upper floor. Spacious double bedroom one with excellent storage facilities and access to eaves. Shower room with shower set in cabinet, heated towel rail and velux window. To the side of the main entrance there is a drive-in which allows off street parking and access to the good sized garage. To the rear, the garden is well kept and has a number of established shrubs and fruit trees, a good sized lawn and garden shed.

Ravelston is one of Edinburgh's most prestigious residential areas and is located approximately two miles west of Edinburgh's city centre. It is a most tranquil setting close to the Water of Leith Walkway and neighbouring Stockbridge and Comely Bank offer a variety of specialist retailers including a Waitrose supermarket and an eclectic selection of private shops, charming coffee shops and highly regarded restaurants. Craighleith Retail Park is only a short distance from the property and has a number of large retail stores including a Marks and Spencer and Sainsburys Supermarket. The open green spaces of Murrayfield Golf Club and Inverleith Park are within close proximity. The area is well served by some of Edinburgh's highly regarded independent schools which includes Erskine Stewart's Melville Schools, St George's School and Fettes College. There are also excellent schools within the local catchment area which includes Flora Stevenson Primary and Broughton High School. There are excellent public transport services which operate to and from the city centre and to surrounding areas.











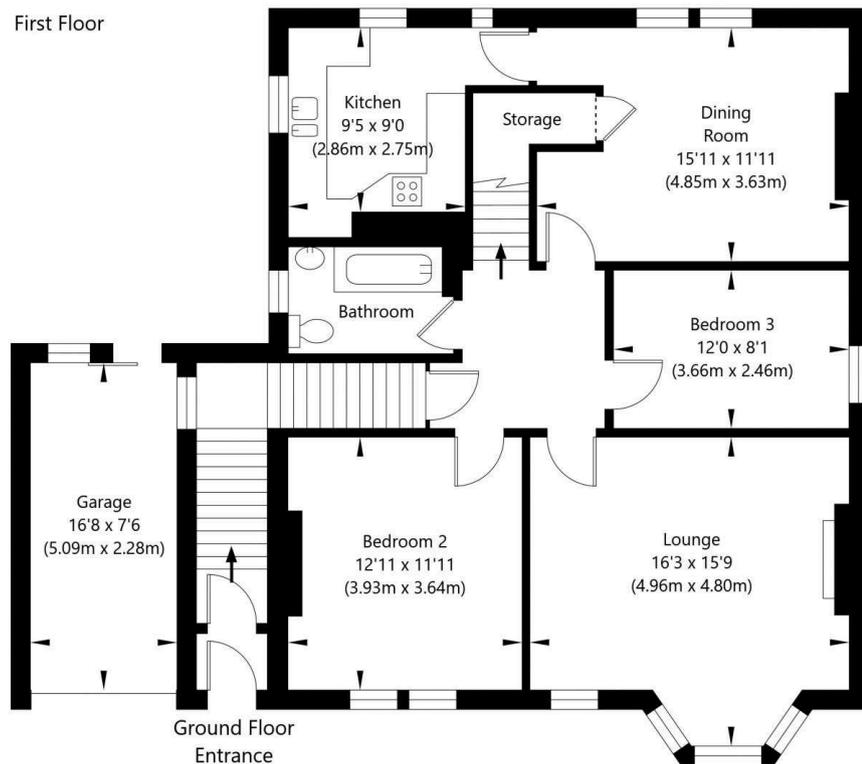




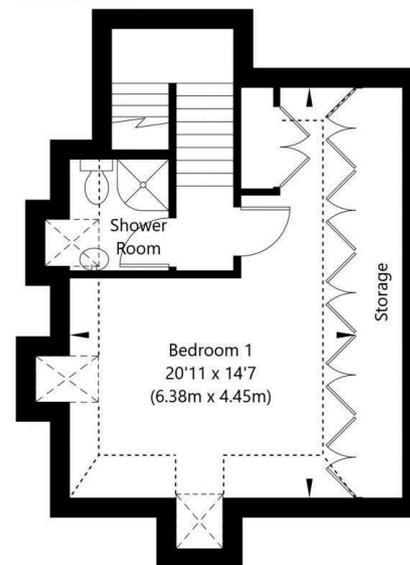
Approx. Gross Internal Area Excl. Garage 135.11 Sq M / 1454 Sq Ft.
Not to scale. For identification only.
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First Floor



Second Floor



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
www.satsolicitors.co.uk



PROPERTY DEPARTMENT
7a Dundas Street Edinburgh EH3 6QG
Telephone: 0131-225 4082 Fax: 0131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk





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