



**lindsays**

24 Belford Gardens,  
Ravelston, Edinburgh, EH4 3EW

*"Delightful five bed roomed detached bungalow with gardens, garage and driveway"*

- Sought after residential area
- Easy access to city centre
- Bright and spacious accommodation
- Sitting room
- Family room
- Kitchen
- 3 double bedrooms
- Dining room / double bedroom 4
- Bedroom 5
- Bathroom and shower room
- Garage and driveway
- Large cellar
- Partial gas central heating and full double glazing

EPC Rating D

**OFFERS OVER £725,000**





## Description

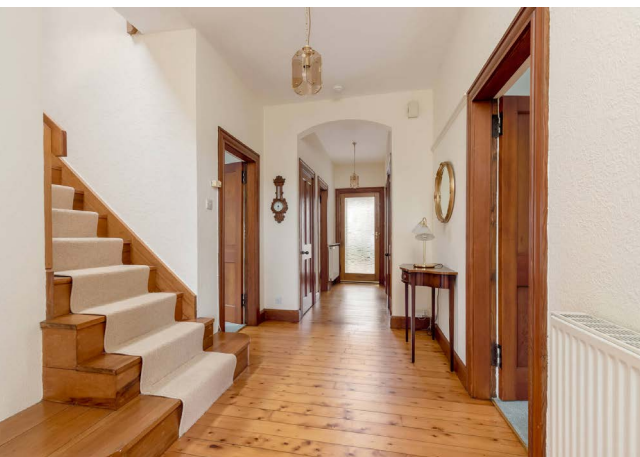
Located on a quiet street in the much sought after residential location of Ravelston, 24 Belford Gardens is a delightful 5 bedroom detached bungalow with superb views from the 1st floor, mature front and rear gardens, an attached single garage, and driveway. Whilst now in need of a degree of modernisation, the property offers well-maintained, bright and generously proportioned accommodation over two floors. In addition, there is a large cellar accessed from the rear of the property, which occupies the entire footprint of the house. In brief the accommodation comprises – entrance vestibule, welcoming and spacious hall with good storage, sitting room with bay window, kitchen, family room, 3 double bedrooms, dining room / double bedroom 4, bedroom 5, shower room, and bathroom. The property benefits from partial gas central heating and full double glazing

## 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 Craighleith 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.

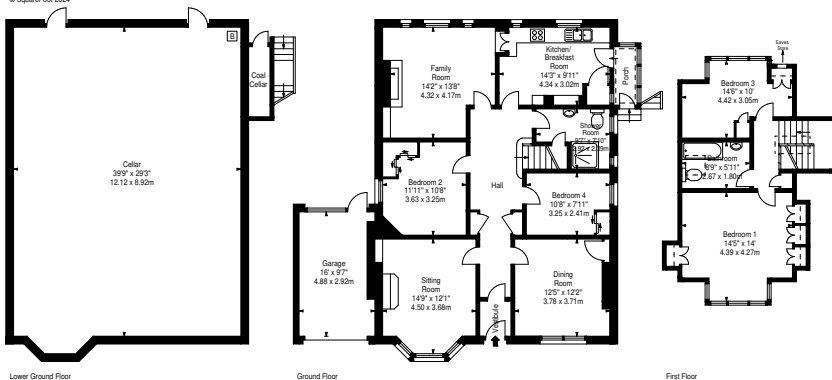
## Viewing

Sunday 2-4pm (no appointment necessary) or contact Lindsay's 0131 229 4040



Belford Gardens,  
Edinburgh,  
Midlothian, EH4 3EW

**SquareFoot**  
Approx. Gross Internal Area  
1688 Sq Ft - 154.77 Sq M  
Cellar & Cool Cellar  
Approx. Gross Internal Area  
1208 Sq Ft - 112.22 Sq M  
Garage  
Approx. Gross Internal Area  
146 Sq Ft - 13.56 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with Lindsay's 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.