



2 Ravenscroft Gardens, Edinburgh, EH17 8RP

Immaculate, Two-Bedroom, Detached Bungalow with Gardens, Driveway & Garage

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Property Description

Set on a peaceful side street in the popular residential area of Gilmerton, south of Edinburgh city centre, this light-filled and immaculate two-bedroom detached bungalow offers stylish living, private gardens, a detached garage and a driveway. Comprises a vestibule, hallway, living/dining room and kitchen, two flexible bedrooms, and a shower room.

This exceptional property sits on a generous and enclosed plot and is finished to an exemplary standard, ready to move in.

Highlights include an impressive living space with a bespoke media wall, a quality integrated kitchen, and a stylish bathroom. In addition, there are solid wood internal doors, herringbone luxury flooring, contemporary lighting, and gas central heating. Further features include double glazing and slimline radiators, and good storage, including a loft space, and a large powered garage with a remote door.

Externally, the property is enclosed with tall privacy hedging and boasts gardens featuring patios and two synthetic turf lawns, and a modern storage shed.

A welcoming vestibule with space for outerwear opens into the hall, affording access throughout the property, including two convenient storage cupboards. An impressive open-plan living and dining area, finished with luxury herringbone flooring, features a contemporary media wall with a fireplace and a wall-mounted TV point. The generous space easily accommodates both lounge and dining furniture, while patio doors at the rear allow for an abundance of natural light and direct access to the rear garden.

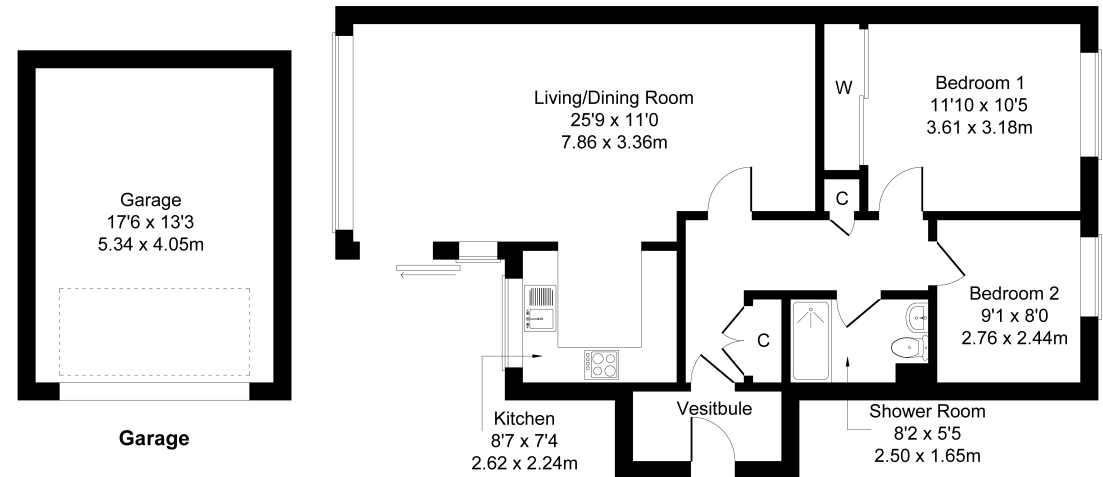
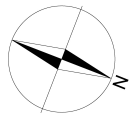
A stylish kitchen is fitted with modern units and worktops, a sink with a drainer and spray-pull tap, contemporary splashbacks, and a range of integrated appliances including an eye-level microwave and oven, an induction hob, fridge/freezer, washing machine, and a dishwasher.

A generous main bedroom is finished with tasteful neutral decor, carpeted flooring, and a large built-in wardrobe with a mirrored door. A second well-finished bedroom is set adjacent, with light decor and carpeted flooring. Completing the accommodation, the shower room is fitted with a stylish suite including a large cubicle with a rainfall showerhead, modern panelled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (1001 sq ft - 93 sq m.)



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

Area Description

Gilmerton is a popular and well-established residential area known for its excellent recreational and leisure amenities. Residents can take advantage of several nearby golf courses, sports centres, public parks, and scenic countryside ideal for walking and cycling. The local shopping hub on Drum Street offers a range of specialist shops, while convenient grocery shopping is available at Iceland, Morrisons and Aldi. For a wider retail experience, Cameron Toll Shopping Centre and

Straiton Retail Park are just a short drive away, offering a wide variety of major retailers. Families are well-served by local schools, including Gilmerton Primary and Gracemount High. The area benefits from frequent public transport along Gilmerton Road, providing swift access to Edinburgh city centre. Additionally, the nearby city bypass ensures easy connections to the motorway network and major retail destinations such as Straiton, Fort Kinnaird, and The Gyle.





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