

52 Ravenscroft Gardens

EDINBURGH, EH17 8RP



*SUBSTANTIAL FIVE-BEDROOM FAMILY
HOME WITH TWO EN-SUITES*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this substantial five-bedroom semi-detached family home, peacefully positioned within the sought-after Ravenscroft Gardens development in the popular Gilmerton area of Edinburgh. Offering generous and flexible accommodation over multiple levels, this impressive property is perfectly suited to growing families seeking space, comfort and convenience. The home strikes an excellent balance between spacious living and practical family accommodation.

The welcoming entrance hall leads to bright and versatile living spaces, with a generous lounge providing the perfect setting for relaxing or entertaining. A charming woodburner stove creates a cosy focal point, while direct access to the rear garden seamlessly connects the indoor and outdoor living spaces.

The Property





The well-proportioned kitchen offers ample worktop and storage space, a range of integrated appliances and plenty of room for family dining, making it an ideal hub for everyday life. Completing the ground floor is a contemporary shower room, adding further practicality for busy family living.







The upper floors host five well-proportioned bedrooms, offering exceptional flexibility for larger families, guests or those requiring dedicated home office space.

The spacious principal bedroom enjoys stunning views towards Arthur's Seat and benefits from a stylish en-suite shower room.

Bedroom two also features its own en-suite, making it ideal for older children or visiting guests, while the remaining bedrooms are all generously sized and served by a modern family bathroom.





Bedroom 3





Bedroom 4





Bedroom 5





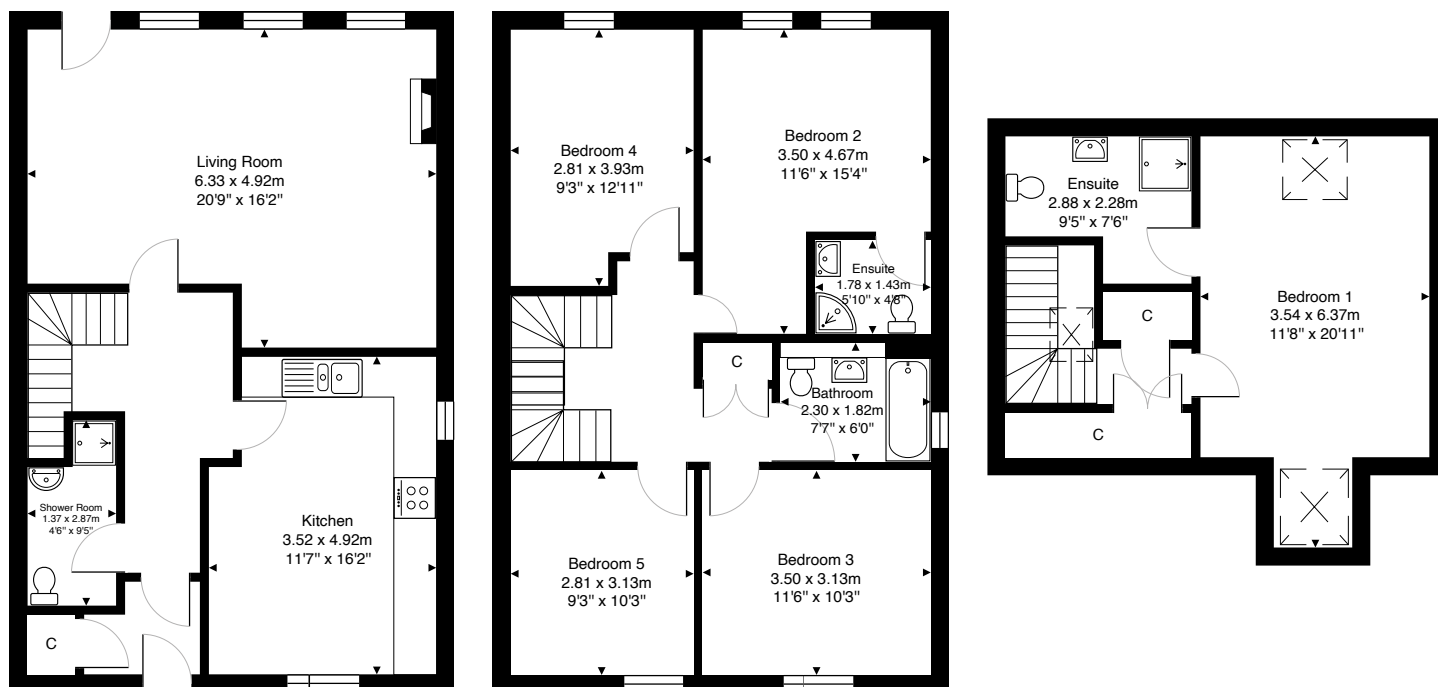




Master Bedroom







Gross internal floor area (m²): 160m²

EPC Rating: B

Floor Plan



Externally, the property enjoys private front and rear gardens designed with both relaxation and entertaining in mind. The rear garden has been beautifully landscaped with a generous lawn, attractive decking area, mature trees and established planting, along with a paved patio at the rear. Importantly, the garden is not overlooked, offering an excellent degree of privacy and a peaceful outdoor retreat for the whole family. To the front, a private driveway provides convenient off-street parking.

Early viewing is highly recommended to fully appreciate the generous accommodation, superb outdoor space and fantastic family lifestyle this outstanding home has to offer.

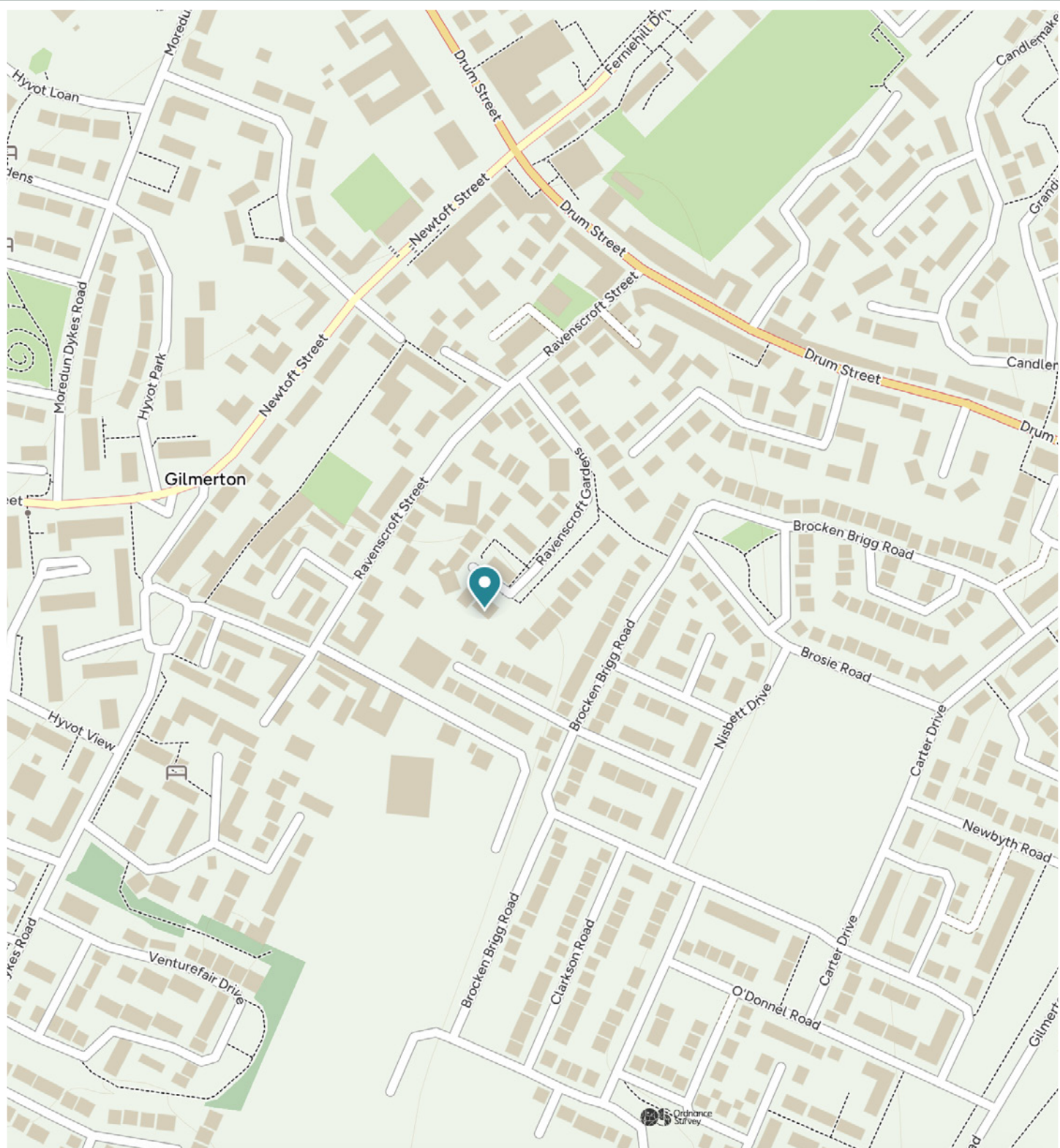
The Property



Ravenscroft Gardens is situated in Gilmerton, offering peaceful suburban living with excellent connectivity to Edinburgh city centre. The area is popular with families due to its reputable schools, green spaces, and strong community spirit. Everyday amenities include supermarkets, cafés, restaurants, and local shops. Cameron Toll Shopping Centre and Straiton Retail Park are within easy reach, offering high street retailers, leisure facilities, and dining options.

Outdoor enthusiasts will enjoy nearby parks and walking routes, while Liberton Golf Club, Craigmillar Castle Park, and the Braid Hills provide excellent recreation. The area is well placed for accessing Edinburgh Royal Infirmary and Edinburgh BioQuarter, appealing to healthcare professionals.

Commuters benefit from regular bus services to the city centre. The nearby City Bypass provides excellent road links to the A1, Edinburgh Airport, the Queensferry Crossing, and Scotland's motorway network. Combining generous family accommodation with a convenient location, Ravenscroft Gardens offers comfortable family living in one of south Edinburgh's most desirable residential areas.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
ZOE CARMICHAEL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes only and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing from their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.