



3  
Ravenscroft  
Street

Gilmerton  
Edinburgh  
EH17 8QJ

## Newsagent shop with adjoining end terraced villa

Located in a popular residential area lying to the south of the city centre



Scan Here!



Viewing - By appointment telephone selling solicitors

**McEwan Fraser Legal**  
Solicitors & Estate Agents

0131 524 9797  
Mon to Fri: 8am - **Midnight**  
Sat to Sun: 9am - 8pm

**Part  
Exchange  
Available**





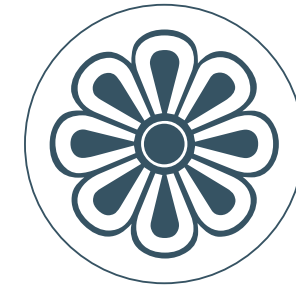
## A BRIGHT AND COMFORTABLE SPACE

The property for sale is located in the area of Gilmerton, a popular residential area lying to the south of the city centre. The area is well served by an excellent range of local amenities including local shopping, transport, educational and recreational facilities. The city bypass, which is minutes drive from the property provides excellent commuting links both east and west.

The area is also well served by a variety of primary and secondary schools which can be accessed by foot, car or public transport. There is an excellent bus service minutes walk from the property providing quick and easy access to the city centre and surrounding areas. Recreational facilities include many delightful walks, a number of good golf courses and a dry ski slope located at the nearby area of Fairmilehead.







## A BRIGHT AND COMFORTABLE SPACE

The business offered for sale is a corner shop unit currently trading as a newsagents/general grocery store with adjoining generously proportioned end terraced villa. The shop accommodation consists of the main shop area which is being maintained by the house and what is currently the rear shop will be the main shop area with large attic storage space. There is also a rear hall with wc.

The residential property is in good order throughout and offers accommodation briefly comprising entrance vestibule, L-shaped hall, lounge with feature fireplace, kitchen/dining room, utility room, three double bedrooms and fully tiled family bathroom. Externally there is a private south facing garden and a driveway providing off street parking leads to the single car garage. A full gas central heating system has been installed and this along with comprehensive double glazed window units should help ensure a warm and cost effective living environment.

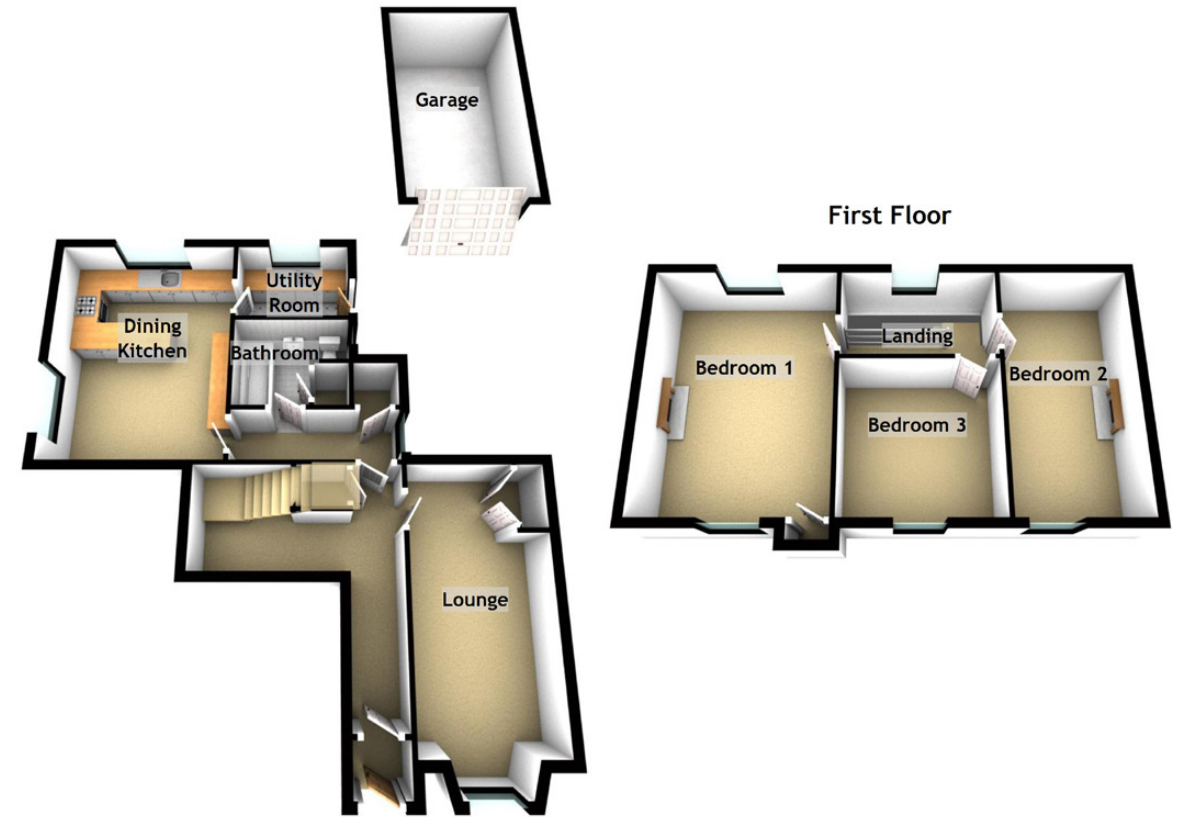
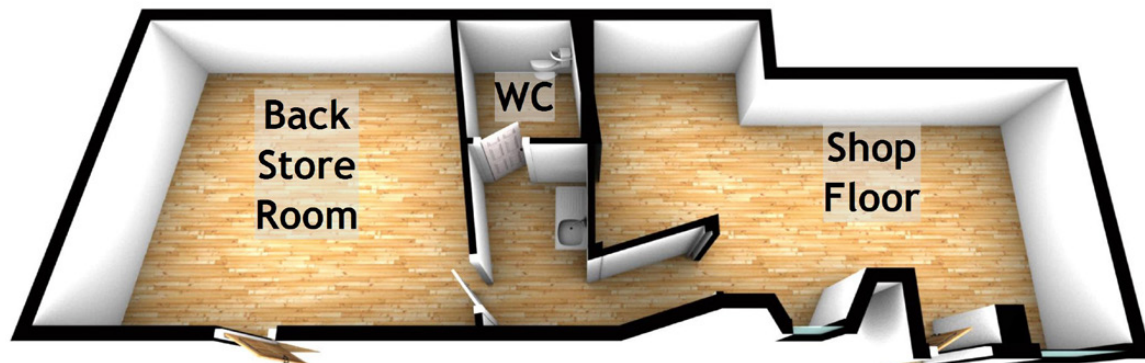


3 SPACIOUS BEDROOMS | WITH FAMILY BATHROOM



APPROXIMATE DIMENSIONS - SHOP FLOOR  
(Taken from the widest point)

Shop floor	5.60M (18'5") x 4.81M (15'9")
Back store room	5.79M (19') x 4.58M (15')
WC	1.92M (6'4") x 1.71M (5'7")

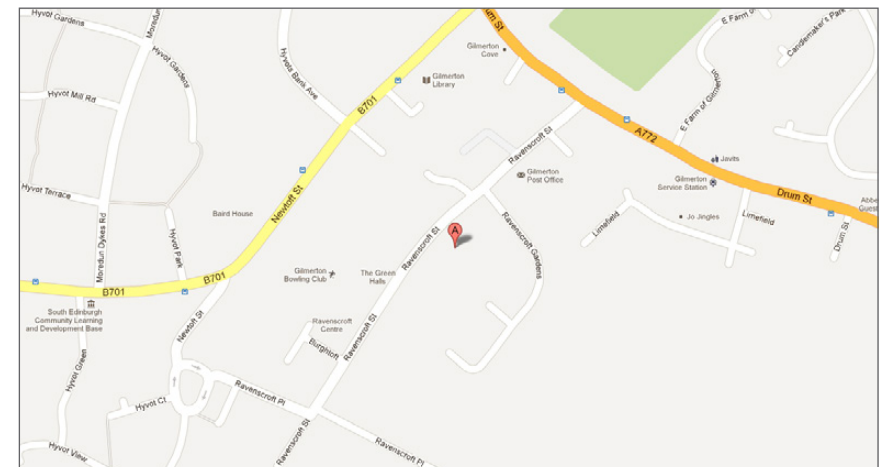


APPROXIMATE DIMENSIONS  
(Taken from the widest point)

Lounge	5.10M (16'9") x 2.62M (8'7")
Dining Kitchen	4.72M (15'6") x 3.67M (12')
Utility Room	2.35M (7'9") x 1.63M (5'4")
Bedroom 1	5.12M (16'10") x 3.78M (12'5")
Bedroom 2	5.12M (16'10") x 2.62M (8'7")
Bedroom 3	3.45M (11'4") x 3.20M (10'6")
Bathroom	2.35M (7'9") x 1.87M (6'2")

EXTRAS

(Included in the sale)  
All fitted carpets and floor coverings.







**McEwan Fraser Legal**

Solicitors & Estate Agents

15 Annandale Street, Edinburgh, EH7 4AW

Telephone: 0131 524 9797

Fax: 0131 524 9799

Email: [info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



## Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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 an offer and all statements contained herein are believed to be correct but are not guaranteed and any intended purchaser must satisfy themselves as to their accuracy. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room. Any detailed measurements ought to be taken personally.



Text and description  
**MARK CULLERTON**  
Property Director



Professional photography  
**PHILIP STEWART**  
Photographer



Layout graphics and design  
**ANDRES SANTANA**  
Senior Designer