

# 34 Ravelston Garden, Ravelston Dykes Edinburgh, EH4 3LF

FIXED PRICE £410,000



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- Large A-Listed Art deco ground floor flat with own garage
- Comfortable living room and separate dining room
- Separate fitted kitchen with appliances
- 3 bedrooms, modern shower room and two toilet compartments
- Gas central heating and partial DG
- Enclosed mature grounds and communal roof terrace
- Property benefits from a caretaker
- EPC D

### Description

This spacious Art Deco flat is sure to appeal to discerning purchasers seeking comfortable and easily maintained accommodation all on ground floor level with the benefit of a private garage. The property is rather special and provides a practical and versatile layout (111sqm) which provides ample storage space. There is a living room, separate dining room and a modern fitted kitchen with appliances. It has two double bedrooms, a third bedroom, modern shower room and two separate toilet compartments. The building forms part of one of three distinctive International Style blocks arranged in a butterfly plan (A-Listed) cleverly designed by Andrew Neil & Robert Hurd in 1935 -1936) and originally known as the Jenners flats.







### Central Heating and Double Glazing

Gas central heating is operated by a boiler only installed in 2018, and is complemented by a gas fire and some UPVC double glazing.

### Private Garage and Grounds

Number 34 has the benefit of a private end terraced brick-built garage having twin opening doors. The development is surrounded by attractive and beautifully manicured communal pleasure gardens offering outdoor space, a wealth of mature trees and parking for residents/visitors. There is also a rooftop terrace affording a stunning view across Edinburgh's skyline.

### Proprietors' Association

The Proprietors' Association has engaged Trinity Factors and the monthly management cost is £290 which includes buildings insurance.

### Location

Ravelston Garden enjoys a tranquil location in the highly regarded Ravelston Dykes residential district which is directly bounded by Craighleith. It is just a few minutes away from a well-served bus routes, off-road cycle paths and Water of Leith Walkway. Craighleith Retail Park, golf courses, private schools and major art galleries are nearby whilst the City Centre is only 3 miles away. Numerous bars, restaurants and coffee shops are a short walk away in neighbouring Roseburn and Stockbridge.

### Valuation

The property has been valued by surveyors at £430,000 and the link to the Home Report is available from the ESPC web site

### Council Tax and EPC

The property lies in Council Tax band F and has a D rated Energy Performance certificate.

### Extras

The sale price includes the fitted carpets, hob, oven, microwave and fridge/freezer.

### Viewing

By appointment telephone Agents on 0131 229 3399 (0759 58 20611 out with office hours)



34 RAVELSTON GARDEN, EDINBURGH EH4 3LF  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,257 SQ FT / 117 SQ M  
 GARAGE 236 SQ FT / 22 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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