

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

FIXED PRICE £350,000



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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 and characterful Art Deco flat (111 sqm) is sure to appeal to discerning purchasers seeking stylish, comfortable, and easily maintained accommodation, all on ground floor level, with the added benefit of a private end-terraced garage.

Forming part of a remarkable A-Listed development, designed in 1935-36 by renowned architects Andrew Neil & Robert Hurd and originally known as the Jenners Flats, the building is a celebrated example of the International Style, arranged in a unique butterfly plan across three distinctive blocks.

Number 34 is a particularly special offering within the development, providing a practical and versatile interior layout. The generous accommodation includes a bright and welcoming living room, a separate dining room ideal for entertaining, and a modern fitted kitchen with integrated appliances. There are two spacious double bedrooms, a third bedroom or home office, a contemporary shower room, and two separate toilet compartments. Excellent built-in storage enhances the functionality of the home.







### Central Heating and Double Glazing

The property benefits from gas central heating powered by a boiler installed in 2018, complemented by a cosy gas fire and UPVC double glazing in selected areas.

### Private Garage and Grounds

What truly sets this home apart is its exceptional outdoor environment. The development is surrounded by beautifully maintained, landscaped communal gardens that provide a peaceful green oasis with mature trees, well-tended lawns, and delightful planted areas—perfect for relaxation, socialising, or enjoying nature without leaving the grounds. Residents also enjoy access to a superb rooftop terrace offering panoramic views. Fireworks from Edinburgh Castle can also be seen at that time of the year: an inspiring setting for a morning coffee or evening sundowner.

The property also includes a private brick-built garage with twin opening doors and convenient parking is available throughout the development for both residents and visitors.

### Proprietors' Association

Communal maintenance and buildings insurance are efficiently managed by Trinity Factors, with a monthly fee under £220.

### Location

Ravelston Garden lies in the prestigious Ravelston Dykes area, bordered by Craighleith, offering a rare combination of tranquillity and convenience. Excellent local amenities include Craighleith Retail Park, off-road cycle paths, the Water of Leith Walkway, golf courses, and renowned private schools. The cultural attractions of Edinburgh, including major art galleries, are within easy reach, and the City Centre is only 3 miles away. Trendy Roseburn and Stockbridge, with their vibrant mix of bars, restaurants, and coffee shops, are a pleasant walk away.

### 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



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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