

23 RAVELSTON HOUSE ROAD

Ravelston, Edinburgh, EH4 3LP



GILSON GRAY

LAW • PROPERTY • FINANCE

PROPERTY NAME

23 Ravelston House Road

LOCATION

Ravelston, EH4 3LP

APPROXIMATE TOTAL AREA:

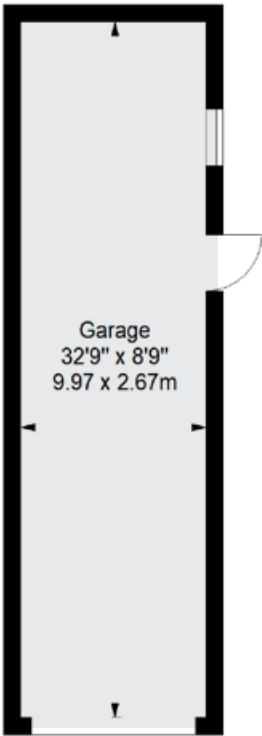
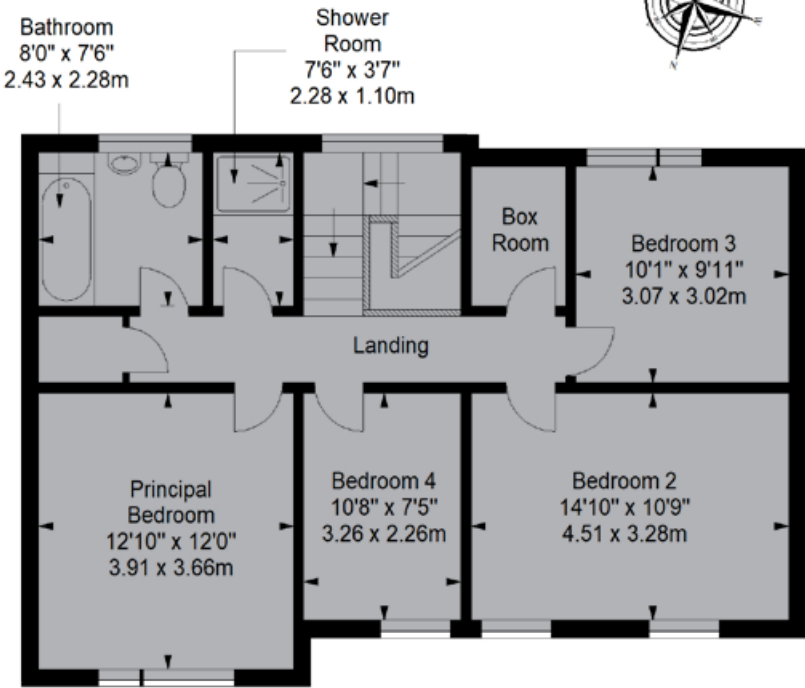
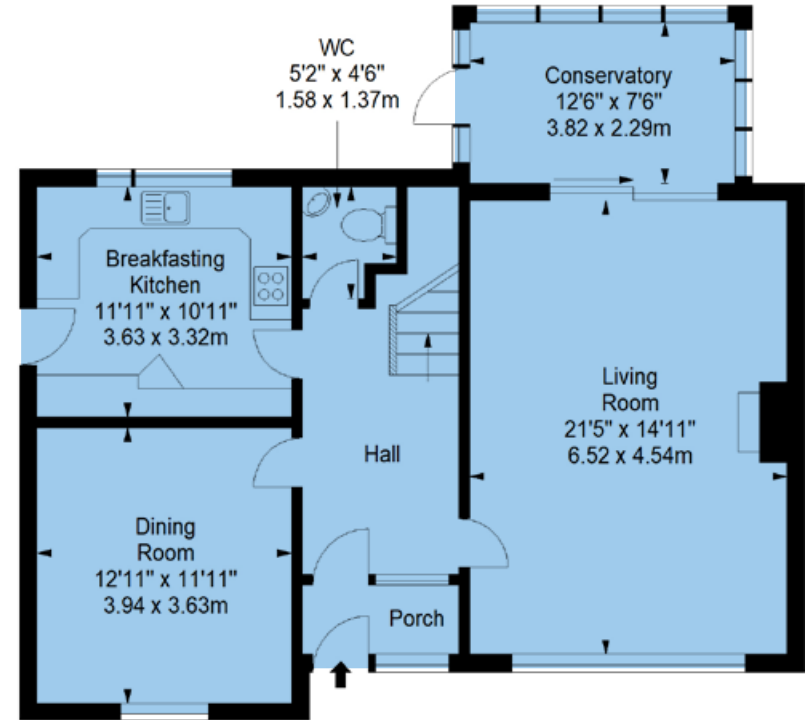
183.5 sq. metres (1975.2 sq. feet)

GROUND-FLOOR

FIRST-FLOOR

EXTERNAL

The floorplan is for illustrative purposes.
All sizes are approximate.



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- Ravelston, Edinburgh
Positioned just over a mile west of Edinburgh
city centre





Welcome to 23 Ravelston House Road

Offering versatile reception rooms, four/five bedrooms, a box room, and three washrooms, as well as ample private parking and a suntrap, south-facing garden.



A rarely available detached house



With a prime location in the affluent area of Ravelston, this large four/five-bedroom (plus box room) detached house has a much sought-after setting in the capital. It offers generous accommodation and excellent versatility to meet the needs of growing families. It is also within the catchment area for well-regarded schools. In addition, the home further boasts three reception rooms, a well-appointed breakfasting kitchen, and three washrooms. Plus, it has private parking for three cars and mature gardens that enjoy a scenic ambience. Whilst the interiors require modernisation, this property remains an outstanding prospect for anyone seeking spacious living in a highly desirable location. It also offers new owners the chance to set the style and standards, and provides fantastic scope to add significant value to the home.

GENERAL FEATURES

Prime location in affluent Ravelston
Generous accommodation
A high degree of versatility
EPC Rating - E | Council Tax band - G

ACCOMMODATION FEATURES

Naturally-lit porch and hall with a WC
Expansive, light-filled living room
South-facing conservatory
Well-proportioned dining room
Fitted breakfasting kitchen
Bright landing with airing cupboard
Three double bedrooms
One versatile single bedroom
A box room for creative use
One-piece shower room
Three-piece bathroom

EXTERIOR FEATURES

Beautiful mature front garden
Enclosed, south-facing rear garden
Private driveway and tandem garage



Welcome to a significant family home

Inside, you are welcomed by a naturally-lit porch that flows into a central hall, inviting visitors and residents alike to explore the exciting potential that lies within. A convenient WC just off the hall adds to the home's practicality.

The reception rooms

A lot of space and a high degree of versatility

With three reception areas, this property offers a lot of space and a high degree of versatility to suit your needs. The expansive living room serves as the heart of the residence for relaxing and socialising. It features a large picture window that bathes the room in a flood of natural light and it has a fireplace that forms a focal point for arranging a diverse choice of furnishings. Neutral décor and a fitted carpet complete the space.

From here, a glazed door slides open into a neighbouring conservatory, which enjoys multi-aspect glazing and a south-facing aspect





The south-facing conservatory



A delightful setting for
admiring the garden
whatever the weather

A well-proportioned dining room

Finally, a well-proportioned dining room is ideal for family meals and special occasions, balancing form and function.



A well-appointed breakfasting kitchen



Conveniently located beside the dining room, the south-facing breakfasting kitchen offers a generous range of cabinets and ample worksurface space. It also includes a breakfast bar for quick meals and morning coffee. Plus, it comes with integrated appliances and has space for additional freestanding white goods.





Spacious

sleeping quarters offering
excellent flexibility

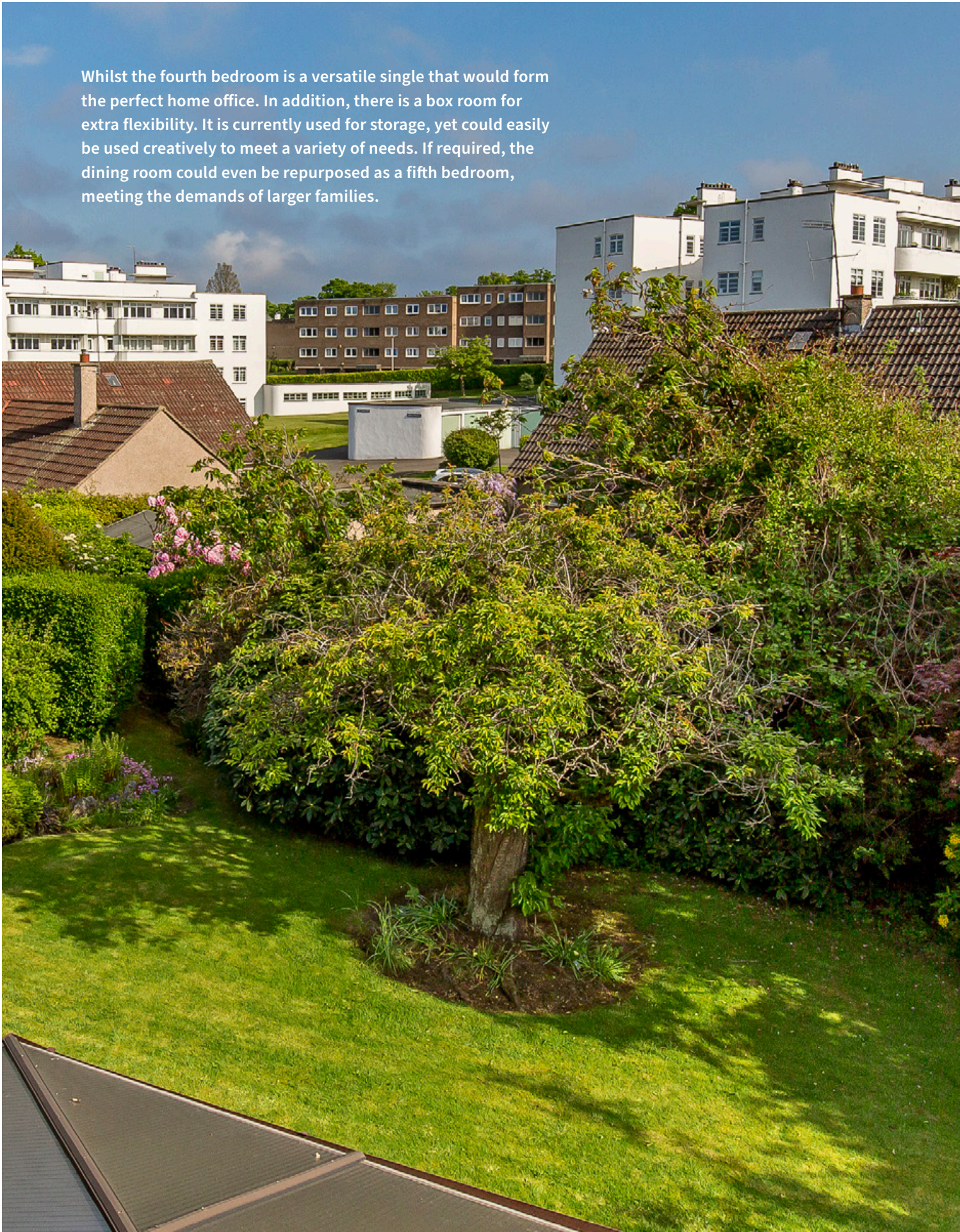
On the first floor, a bright landing (with an airing cupboard) provides access to the four bedrooms.

The principal and second bedrooms are both generous doubles that promise plenty of floorspace for a choice of bedside furnishings.





The third bedroom is a comfortable double that enjoys inspiring garden views.



Whilst the fourth bedroom is a versatile single that would form the perfect home office. In addition, there is a box room for extra flexibility. It is currently used for storage, yet could easily be used creatively to meet a variety of needs. If required, the dining room could even be repurposed as a fifth bedroom, meeting the demands of larger families.

Three washrooms for convenience



For added convenience, the ground-floor WC is complemented upstairs by a one-piece shower room and a three-piece bathroom fitted with an overhead shower.



A photograph of a two-story house with a textured, light brown exterior. The house features a large conservatory with a gabled roof and dark brown frames. Several windows are visible, some with white frames. A white downspout runs vertically along the side of the house. The house is surrounded by a well-maintained green lawn. In the foreground, there are various plants, including a large green bush on the left, a tall tree in the center-left, and a dense green hedge on the right. The sky is blue with scattered white clouds.

Beautiful mature gardens

Beautiful mature gardens flank the property as well. The front garden adds to the welcoming first impression, while the fully-enclosed rear garden provides an idyllic sanctuary for every member of the household. Both feature carefully maintained lawns and established plants, creating scenic outdoor spaces. The rear garden also boasts a suntrap, south-facing aspect, as well as a patio for alfresco dining. Completing the home is a private driveway and an attached tandem garage.

Extras: integrated kitchen appliances (oven, electric hob, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Enclosed, south-facing rear garden





RAVELSTON, EDINBURGH



Positioned just over a mile west of Edinburgh city centre

The affluent suburb of Ravelston is popular among families and professionals owing to its tranquil ambience, fantastic amenities and proximity to some of the capital's most beautiful parks and green spaces, including Ravelston Woods. The area is served by excellent shopping and retail, particularly at Craighleith Retail Park, which is home to a Sainsbury's superstore and several major outlets. Residents have a wealth of outdoor and fitness pursuits right on their doorstep, from a round of golf at Ravelston or Murrayfield Golf Club, to various sporting activities at Ravelston Sports Club. The area is also just minutes' walk from the Scottish National Gallery of Modern

Art (Modern One and Two) and from here the picturesque Water of Leith Walkway provides a peaceful route through Dean Village and into cosmopolitan Stockbridge. The property falls within the catchment area for excellent state schools and is also convenient for numerous independent schools, particularly ESMS and St George's School for Girls. The area benefits from ideal bus links into the city centre; the nearest tram stop at Murrayfield offers swift, direct travel into the city centre via Haymarket train station, and to Edinburgh International Airport.



Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

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