



4 Ravelston Garden, Edinburgh, EH4 3LD

Impressive three-bedroom ground floor flat with private garage set within landscaped garden grounds

URQUHARTS
EDINBURGH



DESCRIPTION

4 Ravelston Garden is an impressive, generously proportioned three-bedroom ground floor flat, forming part of a distinctive A Listed art deco building, with private garage and well-maintained landscaped garden grounds. Situated in the desirable Ravelston area, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Welcoming entrance hall with WC/cloakroom; bright living room with solid fuel fireplace and surround overlooking the landscaped grounds with sliding doors to the dining room; modern fitted kitchen with wall and base units, integrated appliances and utility area with direct access to the rear communal grounds and private garage; master bedroom with built in wardrobes; two further good-sized double bedrooms; contemporary bathroom; and WC.

ACCOMMODATION

Entrance hall. Living room. Dining room. Kitchen. Three double bedrooms. Bathroom. Two WCs.

Gas central heating. Mixture of original, secondary and double glazing. Well-maintained landscaped communal garden grounds surround the property. Access to a rooftop balcony with stunning views across to the West. Private single car garage and residents parking. The development is factored by Trinity factors and there is an approx. monthly fee of £150-200 (including common buildings insurance).

LOCATION

Ravelston is an exclusive residential area lying Northwest of the city centre and is only a short distance from Edinburgh's West End, cosmopolitan Stockbridge, and Comely Bank. Craigleith Retail Park is within close proximity offering a number of retail shops including a Sainsbury's supermarket, Lidl, Marks & Spencer and Boots. The property is within walking distance of the Water of Leith Walkway, the Gallery of Modern Art and Dean Village, the green open spaces of Ravelston and Murrayfield golf courses, Inverleith Park, Royal Botanic Gardens and enjoyable walks can be taken on Corstorphine Hill. The area is also well





located for anyone working at the Western General Hospital or Fettes Police Station. Well-regarded schooling in both public and private sectors, include Stewart's Melville & Mary Erskine, Fettes and the Edinburgh Academy and the catchment area is Blackhall Primary and The Royal High School. Excellent bus services regularly run into the city centre and surrounding areas, and both Haymarket and Waverly Station are accessible, as is Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and all major motorway networks.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **F**

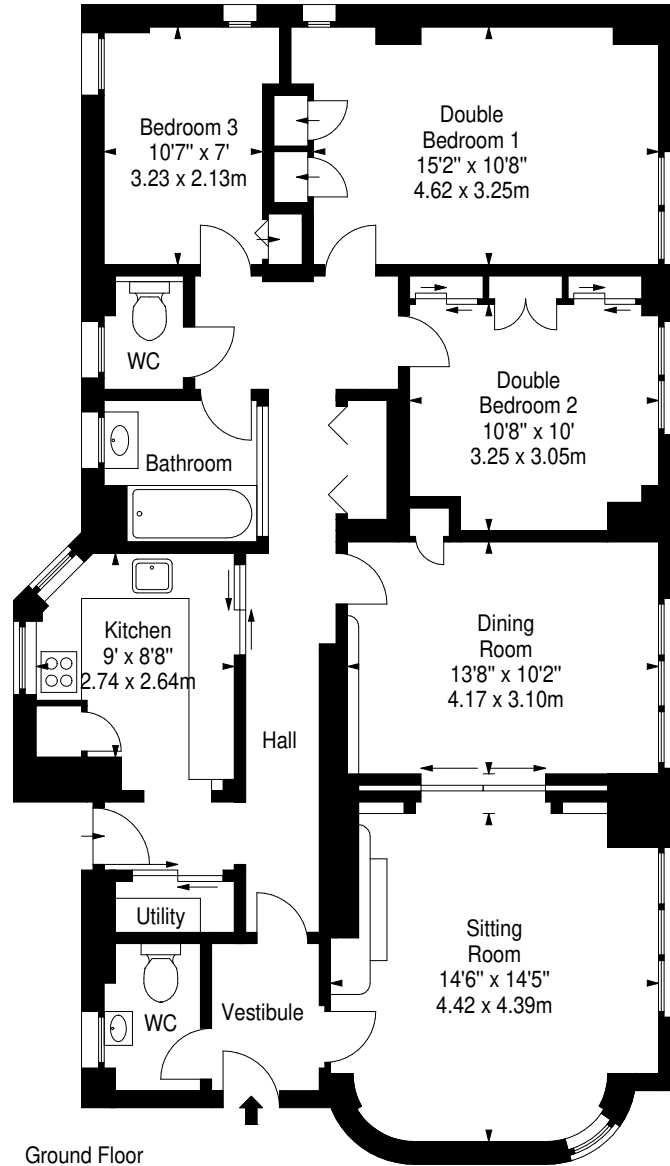
The property has an Energy Rating Category **D**



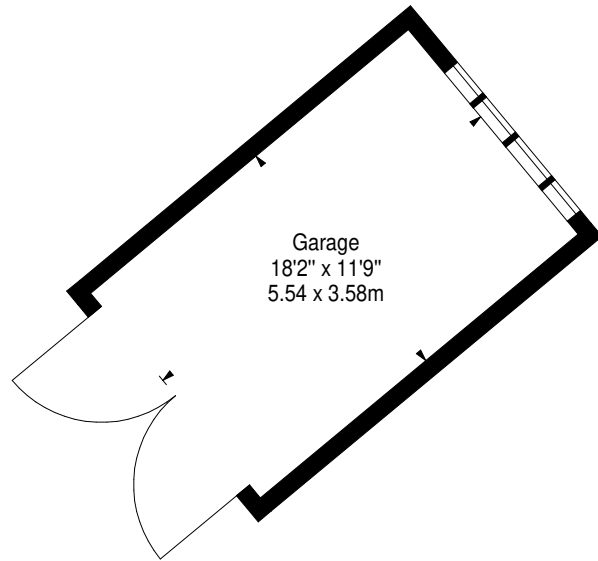
**Ravelston Garden,
Edinburgh, EH4 3LD**



Approx. Gross Internal Area
1182 Sq Ft - 109.81 Sq M
Garage
Approx. Gross Internal Area
214 Sq Ft - 19.88 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.