



SIMPSON & MARWICK

## 3/1 Ravelston Terrace

Ravelston, EH4 3EF

[simpsonmarwick.com](http://simpsonmarwick.com)

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## Exceptional, beautifully presented 4 bedroom traditional double upper

- Elegant drawing room with bay window
- Stunning kitchen/dining room
- Double bedroom 1 with built-in wardrobes
- 3 further double bedrooms
- Stylish bathroom
- Contemporary shower room
- Lovely open outlook & views
- Prestigious residential area
- Permit parking
- Gas central heating & partial double glazing

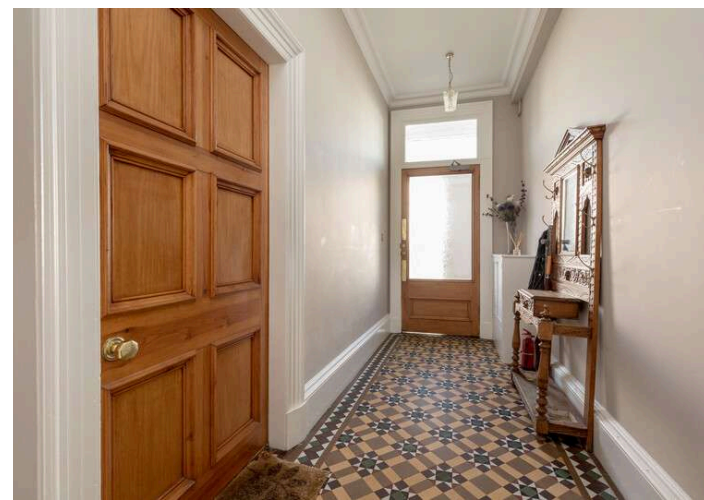
### Description

Located in the highly sought after residential area of Ravelston, this truly exceptional 4 bedroom double upper forms part of a traditional Victorian building. The property lies within easy reach of the city centre and also benefits from delightful open views to the front and rear.

The stunning interior is bright and generously proportioned offering beautifully presented accommodation over two levels. There are high quality, stylish fixtures and fittings throughout and a variety of charming period features have been retained including original Terrazzo tiling, a superb cupola, decorative corning and attractive fireplaces.

### Location

Ravelston is a prestigious residential area situated approximately 2 miles west of the city centre. There is a good range of local shops, bars and restaurants in nearby Roseburn, and Craigleith Retail Park is a short car journey away offering a number of larger retail shops. A gentle stroll along the Water of Leith Walkway takes you to the cosmopolitan cafes and boutiques of Stockbridge, the Gallery of Modern Art and the West End. Access to Stewarts Melville Sports Centre can be granted on application.



The area has excellent bus routes into the city centre and Haymarket rail station/tram terminus and the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, Queensferry Crossing and central motorway network.

### Fixtures and Fittings

All fitted carpets, curtains, curtain poles, blinds, light fittings, hob, double oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price. The wardrobe in double bedroom 1 is also included in the sale.

### Gardens

Access to Belgrave Crescent & Dean gardens can be granted on application and for an annual fee.

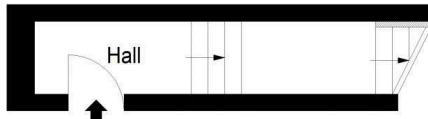
### EPC Rating D

### Home Report

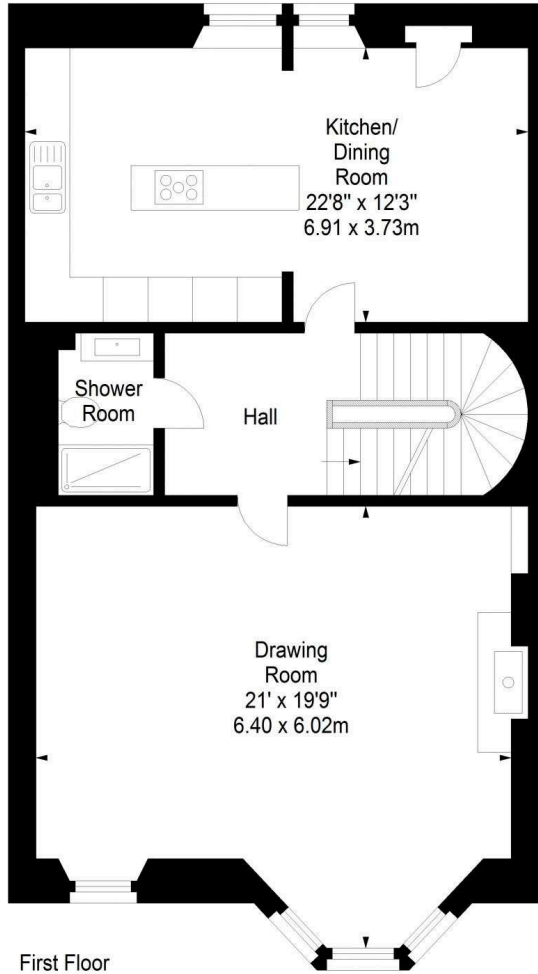
The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.



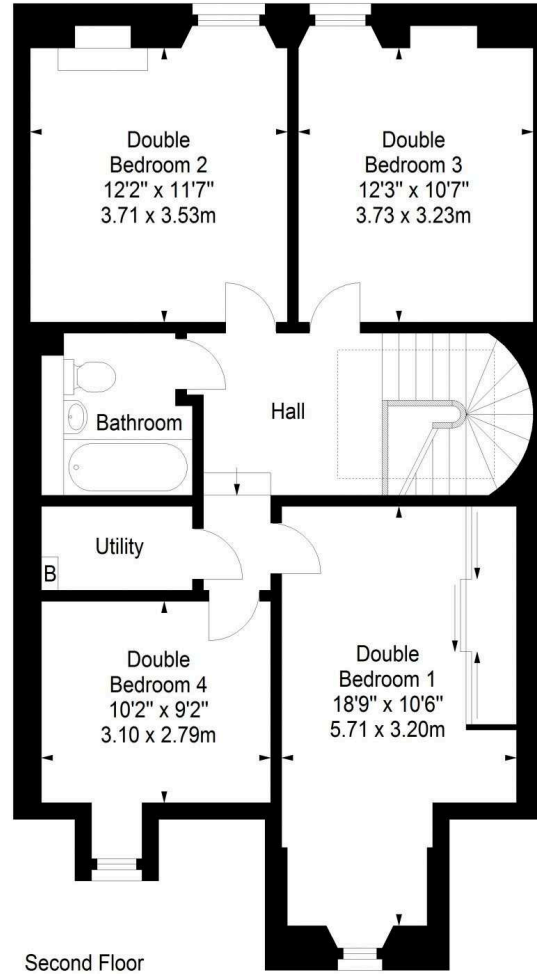
Approx. Gross Internal Area  
 1672 Sq Ft - 155.33 Sq M  
 For identification only. Not to scale.  
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Ground Floor Entrance



First Floor



Second Floor

