

8 RAVELSTON HEIGHTS

RAVELSTON, EDINBURGH, EH4 3LX

Welcome to an exceptional fourth-floor apartment in popular Ravelston which offers generous accommodation requiring a degree of modernisation and redecoration, including a large open-plan reception area, a quality kitchen and two bathrooms, and two private balconies with the most spectacular elevated views over Edinburgh.





CULLERTON'S

WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



CorporateLiveWire
**SCOTLAND
PRESTIGE AWARDS**
ESTATE AGENCY
OF THE YEAR
2020-2021

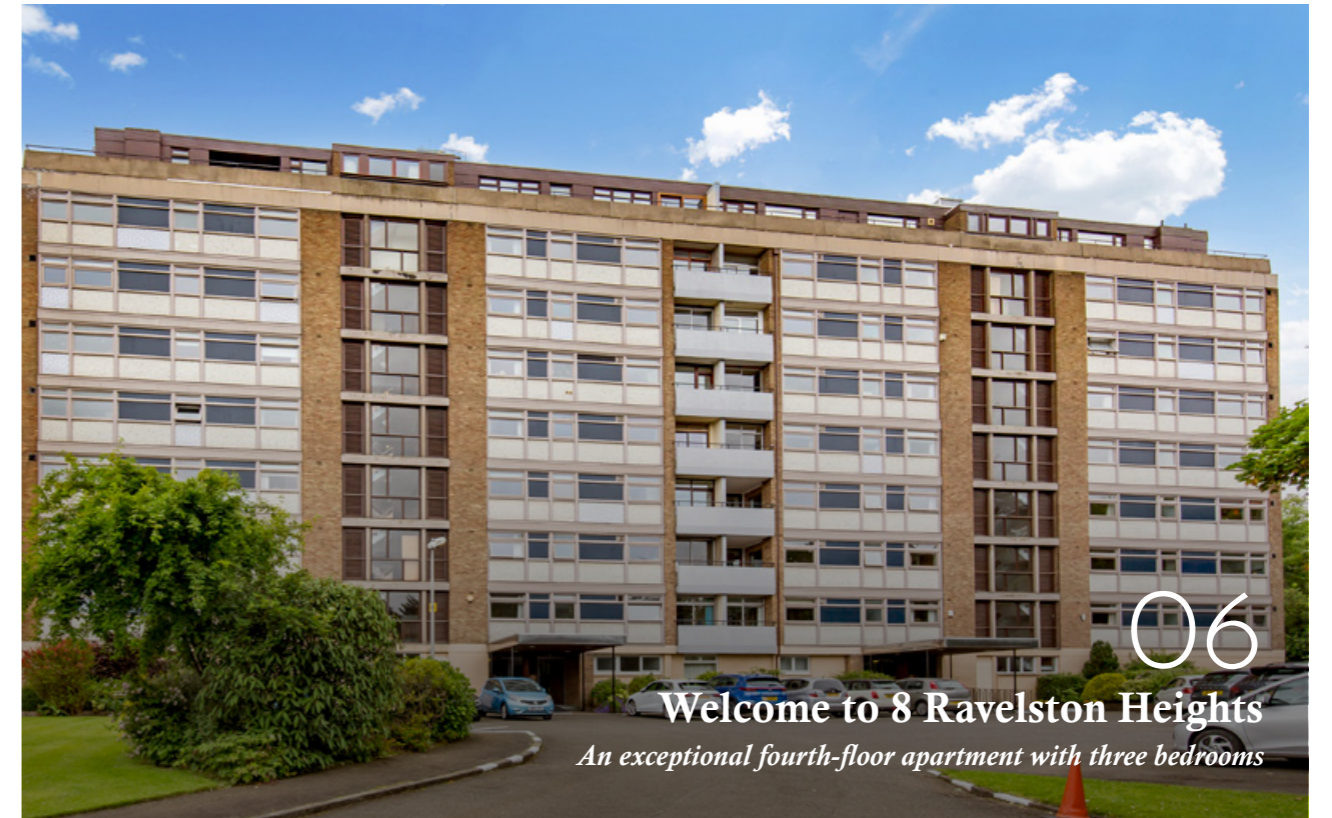


CorporateLiveWire
**SCOTLAND
PRESTIGE AWARDS**
ESTATE AGENCY
OF THE YEAR
2021-2022



The Herald
PROPERTY
AWARDS FOR
SCOTLAND
2021
WINNER
ESTATE AGENCY
OF THE YEAR
2021-2022

TABLE OF CONTENTS



06

Welcome to 8 Ravelston Heights
An exceptional fourth-floor apartment with three bedrooms

- 04 Floorplan
- 06 The property
- 10 The entrance
- 12 Reception room
- 16 The kitchen



08

Part of a sought-after development



16

A modern kitchen

- 21 The bedrooms
- 25 The bathrooms
- 27 Garden & parking
- 28 The area



Property Name

8 Ravelston Heights

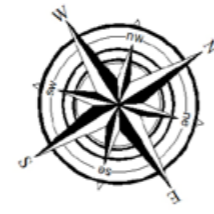
Location

Edinburgh, EH4 3LX

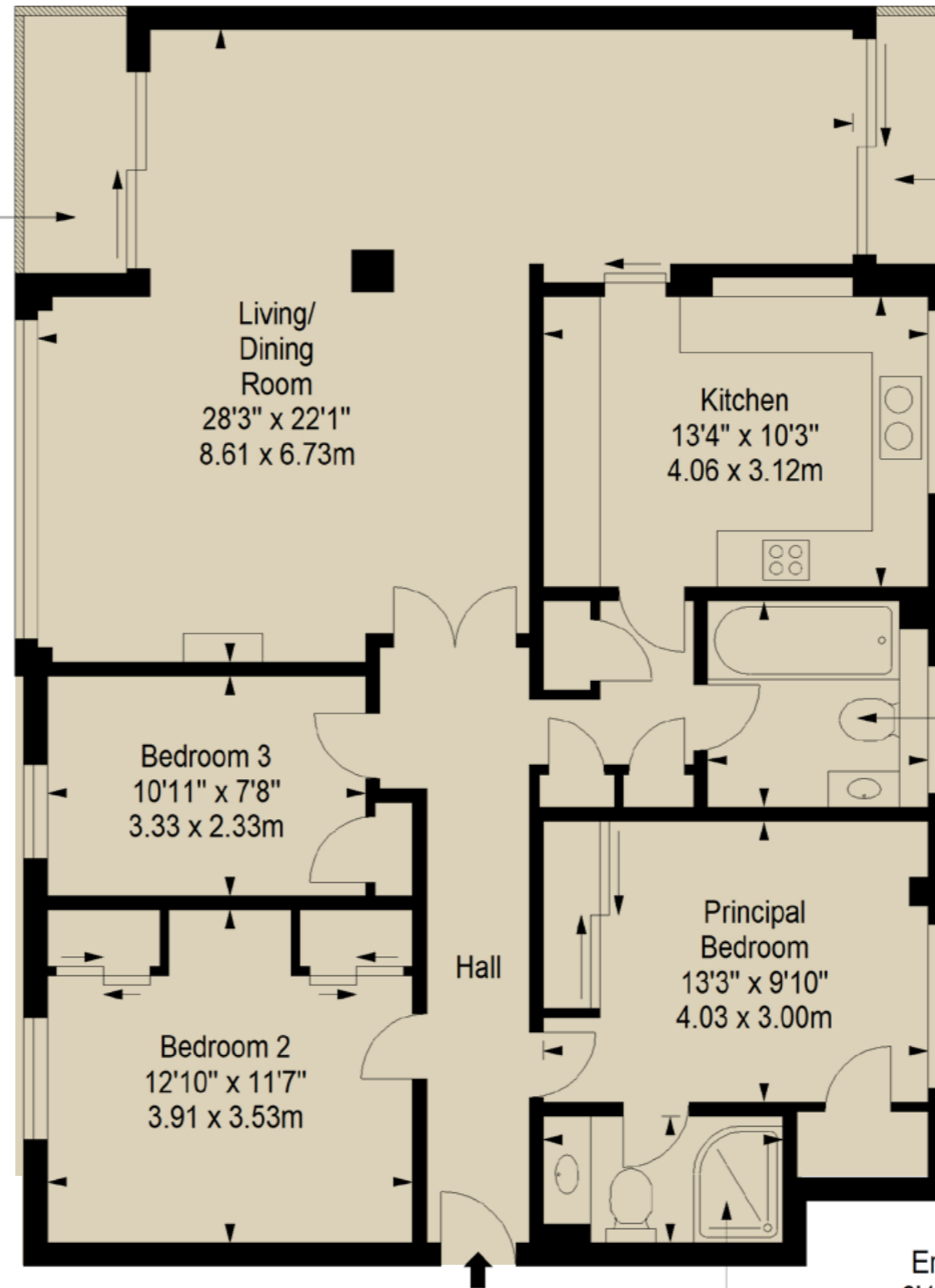
Approximate total area:

116.2 sq. metres (1250.8 sq. feet)

 Fourth Floor



Balcony



Balcony

Living/
Dining
Room
28'3" x 22'1"
8.61 x 6.73m

Kitchen
13'4" x 10'3"
4.06 x 3.12m

Bathroom
7'8" x 7'3"
2.34 x 2.22m

Bedroom 3
10'11" x 7'8"
3.33 x 2.33m

Principal
Bedroom
13'3" x 9'10"
4.03 x 3.00m

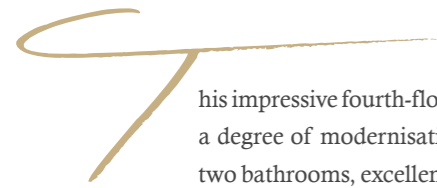
Bedroom 2
12'10" x 11'7"
3.91 x 3.53m

Hall

En-suite
8'4" x 4'4"
2.53 x 1.33m



8 Ravelston Heights



his impressive fourth-floor apartment could be a stunning three-bedroom residence, which is presented to buyers requiring a degree of modernisation. The property boasts large rooms which are decorated in neutral tones, and it incorporates two bathrooms, excellent built-in storage, and two private balconies with incredible elevated views capturing the capital's

most iconic sights. Furthermore, the apartment has access to manicured communal gardens and to private residents' parking. It also has a private garage too. Nestled at the end of a peaceful cul-de-sac, the home forms part of a sought-after development in Ravelston. It offers proximity to fantastic amenities (including Craighleith Retail Park), well-regarded schools, and regular transport links. Plus, it is just a short commute from the heart of Edinburgh city centre – perfect for a wide demographic of buyers.



GENERAL FEATURES

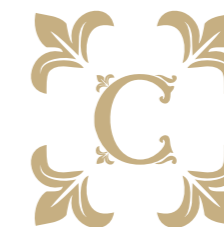
- An impressive fourth-floor apartment
- Part of a sought-after development
- Cul-de-sac setting in popular Ravelston
- Large rooms with neutral decoration
- Home Report value - £325,000
- EPC Rating - E

ACCOMMODATION FEATURES

- Secure shared entrance and a lift service
- Inviting entrance hall with generous storage
- Large, open-plan living and dining room
- Two private balconies with incredible views
- Fitted kitchen that is generously appointed
- Two double bedrooms with built-in wardrobes
- Versatile third bedroom/office with storage
- Contemporary en-suite shower room
- Family bathroom with overhead shower
- Electric heating and double-glazed windows

EXTERNAL FEATURES

- Generous, manicured communal gardens
- Private residents' parking
- Secure garage which has electricity and a light



INCREDIBLE ELEVATED VIEWS CAPTURING THE CAPITAL'S MOST ICONIC SIGHTS



WELCOME TO

8 RAVELSTON HEIGHTS

*W*ith a secure shared entrance, the development welcomes you in, providing a communal hall where a staircase and a lift lead up to the fourth floor. The apartment's front door opens to a central hallway, which offers a wonderful introduction to the home and three generous storage cupboards.





AN OPEN-PLAN RECEPTION ROOM

WITH TWO BALCONIES

Double doors make a grand entrance into the open-plan living and dining room, which has a large footprint that is bathed in lots of natural light from dual-aspect glazing. Like the hall, this impressive reception area is defined by a subtle neutral palette and soft carpeting, ensuring an appealing blank canvas for buyers. It can accommodate an excellent choice of lounge and dining furniture, and it is cleverly arranged to allow for distinct zones.

A handsome fireplace frames the room with a cosy focal point, whilst the windows frame stunning uninterrupted views over Edinburgh. To make the most of its elevated position, it also has two private balconies facing the southwest and northwest – one enjoying a panorama over the shared garden all the way to the Pentland Hills, the other gazing over the capital's most iconic sights, including Edinburgh Castle, Arthur's Seat, Calton Hill, and the Firth of Forth.



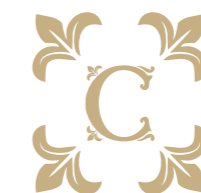
A GENEROUSLY APPOINTED, MODERN KITCHEN



WITH EXCELLENT STORAGE & WORKSPACE

Adjacent to the living/dining room, the kitchen has a convenient setting. It features white cabinets and splashback tiles, paired with contrasting worktops for a popular monochrome look. It is generously appointed and further enhanced by fitted shelving and undercabinet lighting. It also includes a selection of integrated appliances (ceramic hob, concealed extractor, raised double oven, and fridge/freezer), as well as an undercounter dishwasher, a washing machine, and a tumble dryer.





THREE CHARMING BEDROOMS

The three bedrooms all continue the aesthetic of the living area, which enhances a relaxed ambience and allows new buyers to easily add their own stamp. The principal and second bedrooms are both spacious doubles that are supplemented by built-in mirrored wardrobes for greater convenience. In addition, the principal bedroom has the luxury of a contemporary en-suite shower room as well. Meanwhile, the third bedroom is a versatile space that is currently used as a study for two people. It comes complete with built-in storage and fitted office fixtures with generous shelving.



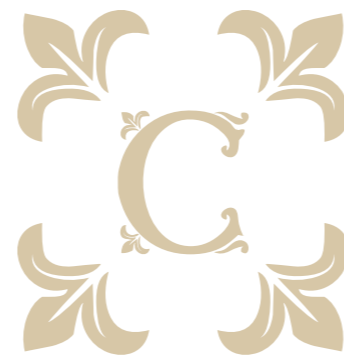
THE PRINCIPAL BEDROOM HAS
THE ADDED LUXURY OF A
CONTEMPORARY
EN-SUITE SHOWER ROOM





A FAMILY BATHROOM AND AN EN-SUITE

In addition to the en-suite shower room, the apartment has a tiled family bathroom which is equipped with a modern three-piece suite. It features a storage-set washbasin, a toilet, and a bath with an overhead shower and glazed screen. For comfort and efficiency, the property has electric heating and double-glazed windows.



Externally, the development provides generous gardens for communal use, including a substantial rear garden which has a manicured lawn framed by mature plants. Perfectly maintained, the shared gardens ensure homeowners have ample opportunities to relax in the sun and make friends with neighbours. In addition, there is private residents' parking to the front and the apartment has a secure, private garage which has electricity and a light.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a dishwasher, a washing machine, and a tumble dryer to be included in the sale.



RAVELSTON

JUST TWO MILES WEST OF EDINBURGH CITY CENTRE

Positioned just two miles 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.



SCHOOLS

State Schools: Blackhall Primary School, The Royal High School

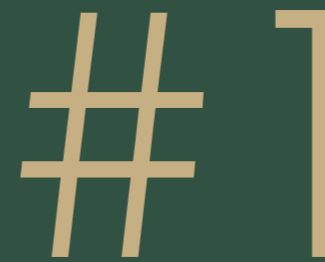
Independent Schools: The Mary Erskine School, St George's School for Girls, ESMS

CULTURE

Murrayfield Stadium, National Galleries of Scotland, Edinburgh Castle

SHOPPING

Nearby supermarkets and city centre shopping, and close to Craighleith Retail Park



AN AFFLUENT SUBURB, OFFERING A LEAFY AND PICTURESQUE SETTING IN EASY REACH OF THE CITY CENTRE

LOCATION



2 miles west of Edinburgh city centre

TRANSPORT



Bus – 38, 43, 47, X54, X55, X58, X61

Airport – Edinburgh

International Airport

(6.8 miles)



SPORTS

Ravelston Golf Club, Murrayfield Golf Club, and Murrayfield Stadium

PARKS

Ravelston Park, Corstorphine Hill, Roseburn Public Park, Dean village

FOOD & DRINK

Excellent choice of cafes, takeaways and eateries, traditional pubs, bars and restaurants



MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's provides bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.

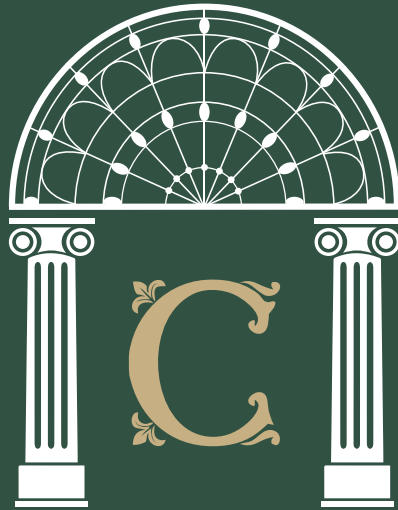


GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

INFO@CULLERTONSPROPERTY.CO.UK



CorporateLiveWire

**SCOTLAND
PRESTIGE AWARDS**

ESTATE AGENCY
OF THE YEAR

2020-2021



CorporateLiveWire

**SCOTLAND
PRESTIGE AWARDS**

ESTATE AGENCY
OF THE YEAR

2021-2022



ESTATE AGENCY
OF THE YEAR

2021-2022

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.