

14 Ravelston Garden, Ravelston, Edinburgh, EH4 3LD



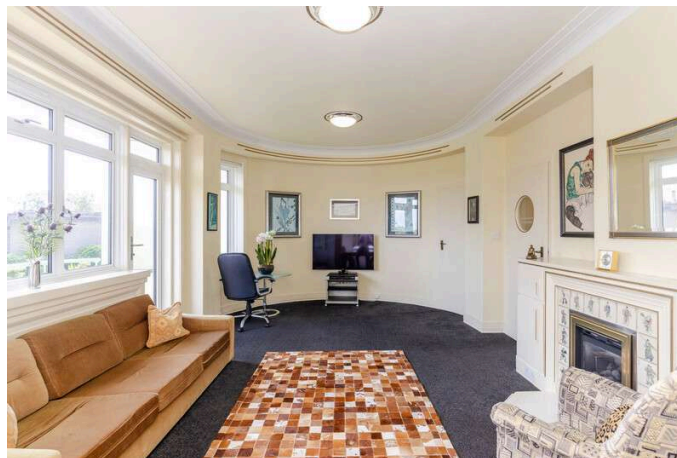
Description

A rare opportunity to acquire an exceptionally bright and well-proportioned three bedroom penthouse apartment. Situated within an iconic A Listed Art Deco development benefiting from a private garage and surrounded by beautifully manicured residents' gardens with ample parking. Created by Andrew Neil & Robert Hurd in the 1930's the building is designed to resemble an elegant ocean liner and is entered via an impressive communal hallway with sweeping stair case and gated lift. Enjoying an impressive outlook over the city skyline, this superb home is offered in pristine condition and provides flexible living space in a prestigious location, conveniently placed for a superb range of amenities and excellent transport links.

- Entrance foyer with cloak room/WC
- Long tiled reception hallway
- The main living rooms are interconnecting, with sliding doors which can be opened up for entertaining or closed for a more cosy ambience and share a 24ft balcony
- Two spacious double bedrooms, one with wash-hand basin
- Bedroom 3 featuring a wash hand basin
- Bathroom with classic white suite and shower hose attachment
- Separate WC
- Electric panel heaters and double glazing
- Residents roof terrace
- On site caretaker

Gardens, Parking & Private Garage

The property is pleasantly positioned in attractive communal grounds with residential car parking to the front of the block. It has a large private garage in the south rear courtyard directly accessible by an external service stairway. The development is currently managed by Trinity Factoring Services Ltd appointed by the residents' association and there is a fee of £350 per month payable. This includes: Communal Electricity and Gas, Property Owners Liability Insurance, Lift Engineering Insurance, Lift Maintenance, Communal Bins' Cleaning, Communal Stair Cleaning, Caretaker's Salary, General Repairs and Maintenance, Garden Waste Bin Collection, Water Tank Maintenance, Gas Boiler Servicing, Management Fee, Contingency Fund.



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. Nearby, are 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 has excellent bus routes into the city centre and Haymarket rail station/tram terminus is within easy access. For commuters, the City Bypass and M8 are within close proximity giving access to the Edinburgh International Airport, Queensferry Crossing and central motorway network. The property is within walking distance of well regarded schooling in both public and private sectors, including Stewart's Melville and Mary Erskine.

Extras

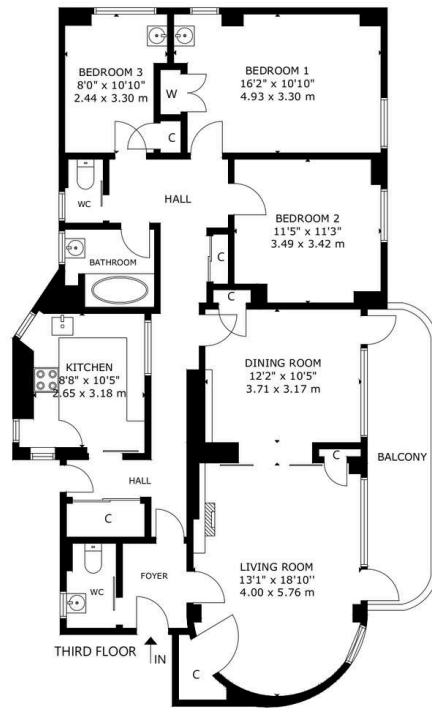
The fitted floor coverings, oven, hob, washing machine and fridge/freezer are included. Interested parties should note that no warranties or guarantees will be provided with regard to the working condition of any of the appliances. Additional items of furniture may be available by separate negotiations.

EPC Rating: F

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





14 RAVELSTON GARDEN, EDINBURGH, MIDLOTHIAN, EH4 3LD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,249 SQ FT / 116 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

