



3/2 Ravelston House
Road, Ravelston
Edinburgh
EH4 3LN



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more information:

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Property Summary

This three-bedroom, two-bathroom mid-terraced house, with low-maintenance gardens and garage parking, lies in central Ravelston; an area much sought-after for its greenery, bus links, excellent local shopping, and swift road access out of the city. The property enjoys a peaceful off-street setting, looking out across a manicured private green. Inside, subtle contemporary décor and extensive glazing create a wonderfully light and airy ambience throughout the home.

A bright tile-floored vestibule leads into an entrance hall with warm, honey-coloured flooring that extends throughout the ground floor. Leading off the hall is a sitting area illuminated by a large south-facing window and fitted with an attractive display unit. The sitting area flows openly to a seated dining area with built-in storage and glazed double doors to the kitchen.

Features

- Sought-after city address
- Bright modern interiors
- Off-road mid-terraced house
- Entrance vestibule and hall
- South-facing living room open to:
- Dining room with storage and kitchen access
- Stylish kitchen with breakfast bar and garden access
- Three bedrooms (one with storage)
- Ground-floor shower room
- First-floor bathroom
- Detached single garage
- Easy upkeep gardens, south-facing to the front
- Gas central heating and double glazing





The kitchen is flooded with natural light from large skylights and sliding patio doors that open to the rear garden. It features a good selection of sleek white cabinets, a marble-inspired countertop with a casual seating peninsula, an integrated eye-level oven, an induction hob with a feature hood, as well as a freestanding tall fridge freezer, washing machine, and dishwasher - all in stylish silver. Additionally, there is a convenient shower room with WC on the ground floor.







The upstairs is reached from the hall via a stylishly carpeted stairway and landing. The landing (with storage) leads to three bedrooms with leafy views and cosy fitted carpeting.



“Built-in storage features in the principal bedroom. Also on this level is a sky-lit bathroom with a shower-over-bath...”





Built-in storage features in the principal bedroom. Also on this level is a sky-lit bathroom with a shower-over-bath. Gas central heating and full double glazing create warmth and efficiency in the home.



Outside, located to the rear, is a small garden with a patio and lawn, plus a detached single garage. There is additional on-street parking close by. The front of the property is south-facing, with a private seating terrace giving way to the large private green.



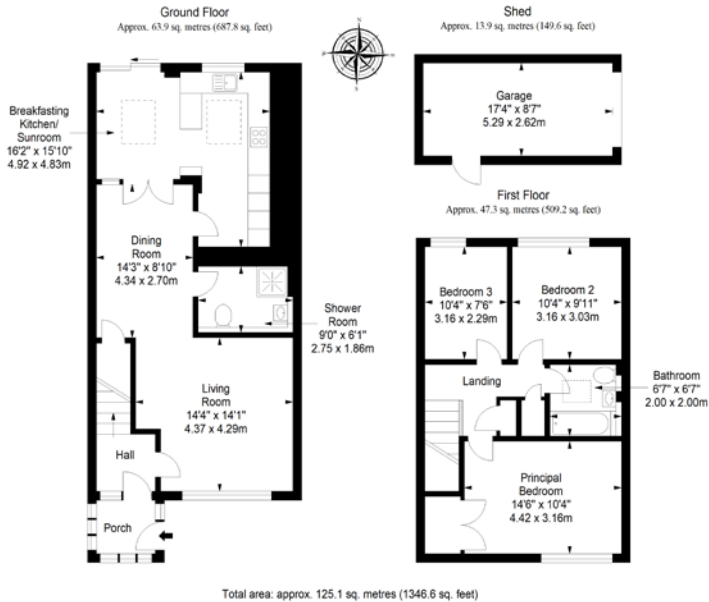




Ravelston, Edinburgh

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.

Floorplan



EPC Rating - C | Council tax band - E | Home report Value - £480,000

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and integrated appliances.



Price & Viewings

Please refer to our website
www.watermans.co.uk

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