



Beautifully bright and elevated

Two-bedroom, ground floor flat



Beautifully bright, two-bedroom, elevated ground floor flat, situated in a quiet, sought after, leafy residential area, in the sought after Ravelston area, offering lovely walks and is adjacent to excellent amenities and transport links. The accommodation comprises an entrance hall, with storage, breakfasting kitchen, with modern units at wall and floor level, two double bedrooms, with fitted cupboards, providing hanging and shelving space and a bathroom, with a modern white suite and an electric shower fitting, over the bath. The property benefits from electric heating, double glazing, a security entry phone system and a private, gated car port. There is lovely, well maintained communal grounds, mainly laid to lawn, with planted borders, trees and hedging. Early viewing is highly recommended.

Key Features

Hall

Lounge

Kitchen

Two bedrooms, with fitted storage

Bathroom, with white suite and electric shower

Double glazing

Electric heating

Communal garden

Allocated car port space

The development is managed by a Residents Association. The current annual levy is £500.00 which covers maintenance of building, grounds, car port and roof repairs



Ravelston

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 Craigmileth Retail Park is a short car journey away offering a number of larger retail shops including a Sainsbury's supermarket, Marks and Spencer and Boots. A gentle stroll along the Water of Leith Walkway takes you to the cafes and boutiques of Stockbridge, the Gallery of Modern Art and the West End. The green open spaces of Ravelston and Murrayfield golf courses and Roseburn Park are conveniently located nearby and further recreational amenities can be found at Murrayfield Stadium and Ice Rink and Edinburgh Zoo which are also easily accessible. The area has excellent bus routes into the city centre and Haymarket rail station and the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, Forth Road Bridge and central motorway network. The area is particularly popular with families with excellent schools in both the state and private sectors are easily accessible.



Extras

All fitted floor coverings, light fittings, electric cooker and extractor fan (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

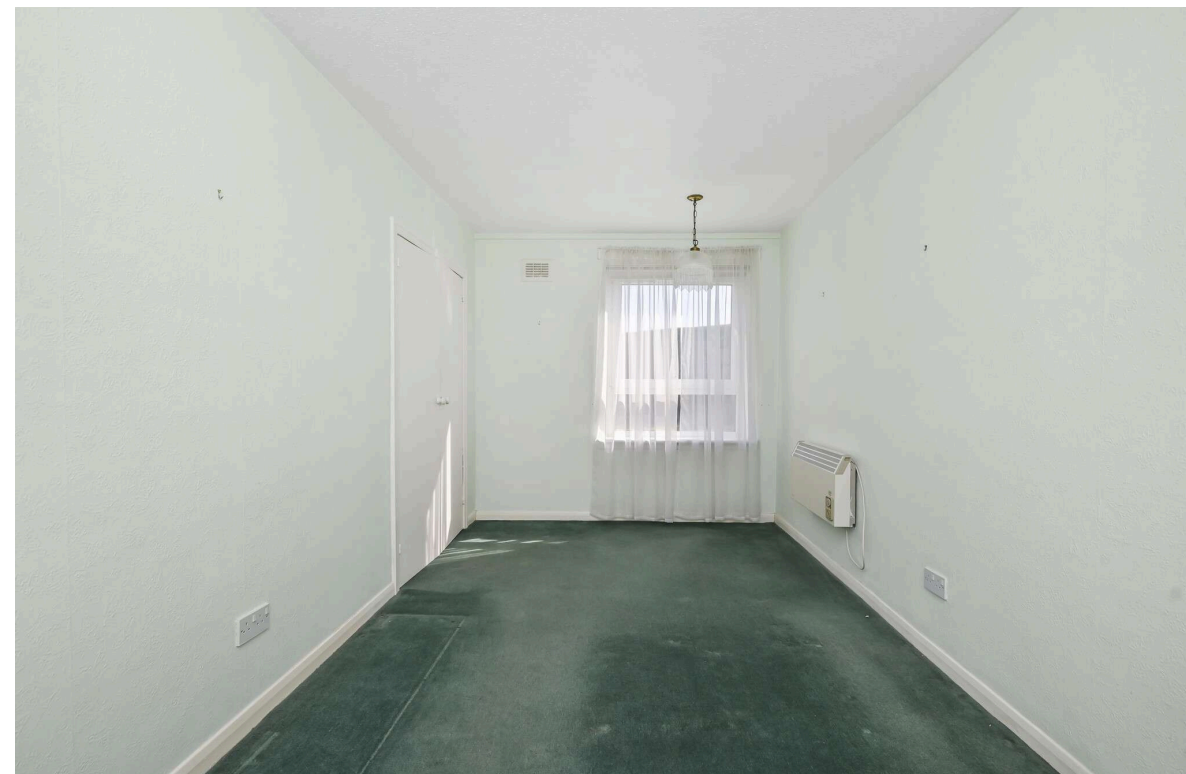
£230,000

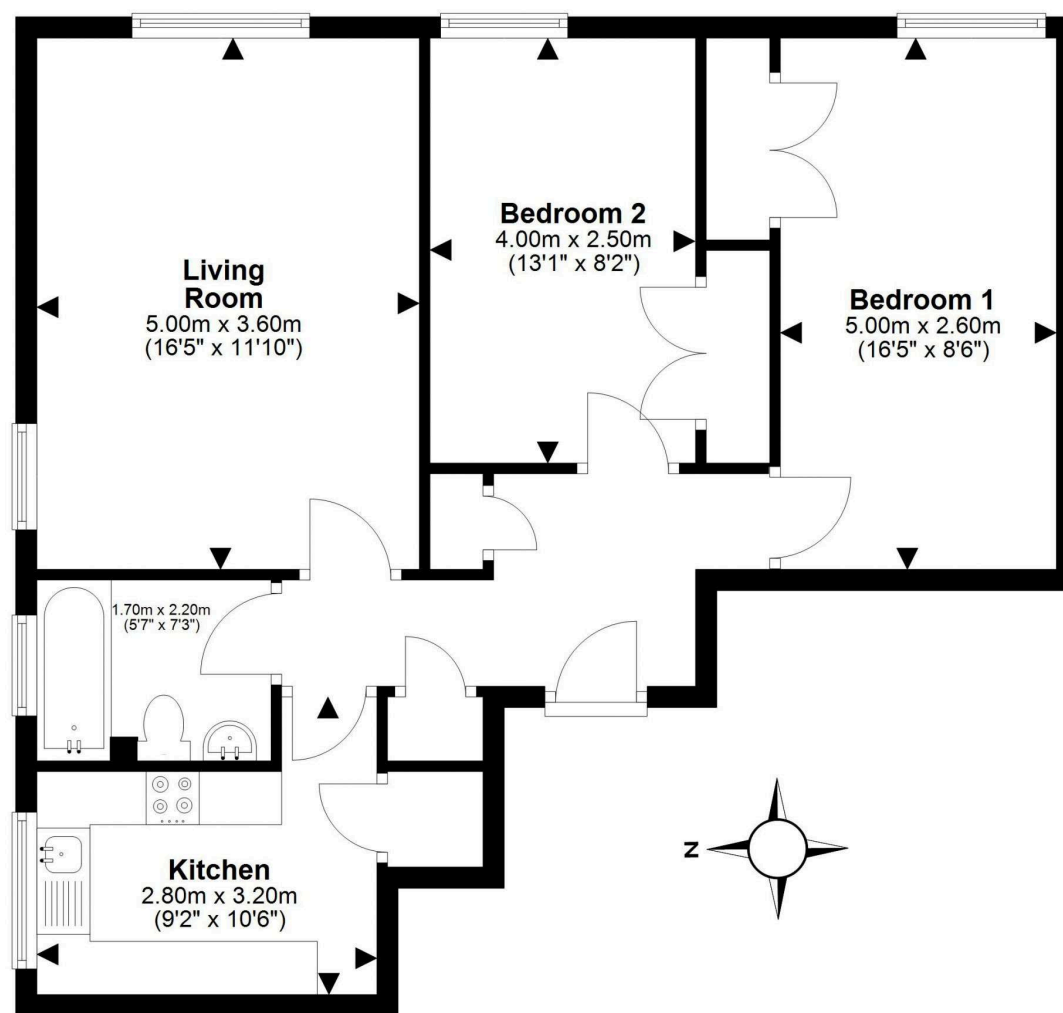
EPC Rating

E

Tenure

Freehold





Total area: approx. 65.8 sq. metres (708.1 sq. feet)

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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