



**43 Ravelston Garden**  
**Edinburgh**  
**EH12 3LF**



# 43 Ravelston Garden Edinburgh

 3  2  1  EPC  
C

Set within a well-regarded development, this generous (134sqm) second-floor apartment offers bright, versatile living with a welcoming feel throughout.

The bright, west-facing living room flows into a dining room with access to a sunny private balcony. The kitchen is practical and well-equipped, and the three bedrooms include a generous principal room, a double, and a versatile single. A modern bathroom and second WC complete this well-proportioned home.

Perfect for families, downsizers, or anyone looking for room to breathe in a great location.

Outside there is access to a shared roof terrace, landscaped residents' gardens, resident parking, and a single private garage. The property also benefits from lift access and secure entry phone system and gas central heating.

## Property Features

Superb Location

A-Listed Art Deco Building

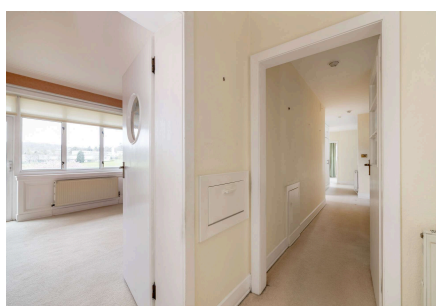
Well Presented

Second Floor

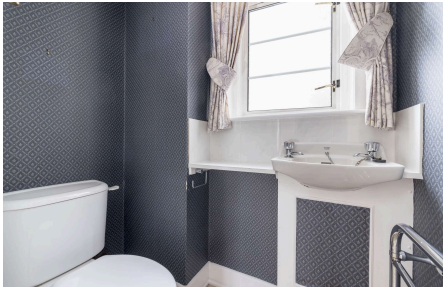
Lift Access

Garage

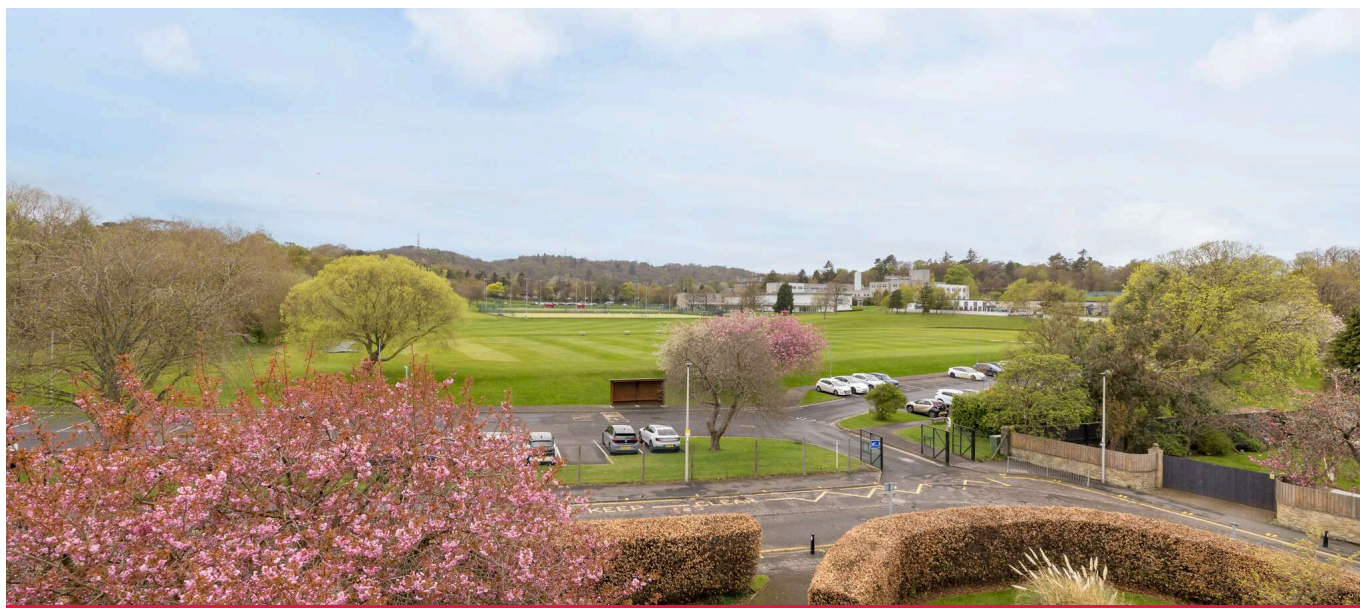
Roof Terrace and Gardens



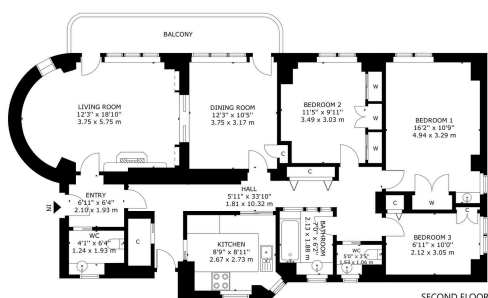








Ravelston is a sought-after area about 2 miles west of the city centre. There is a good range of local shops, bars and restaurants in nearby Roseburn, and Craigmile Retail Park is a short car journey away offering a number of larger retail shops. A gentle stroll along the Water of Leith Walkway takes you to the cosmopolitan cafes and boutiques of Stockbridge, the Gallery of Modern Art and the West End. 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.



AS RAVELSTON GARDEN  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,446 SQ FT / 134 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
Copyright © Best Marketing  
www.best-marketing.co.uk

## Extras

The sale includes all fitted flooring, light fittings, and kitchen appliances. The seller will not warrant their working order.

The block is factored by Trinity Factors at an approx. charge of £2,500-£3,000pa, which includes building insurance, caretaker costs, communal electricity & gas, central hot water supply, stair cleaning, boiler & water tank servicing, lift insurance & maintenance, gardening, general management, and a sinking fund.

Please note marketing photos may include CGI virtual staging.

**AS** Anderson  
Strathern

Find out more

0131 270 7777

[andersonstrathern.co.uk/residential-property-service/](http://andersonstrathern.co.uk/residential-property-service/)

## Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

Follow us on Twitter  
@Residential\_AS

**espc**

## EDINBURGH

1 Rutland Street  
Edinburgh  
EH3 8EY  
T + 44 (0)131 270 7777

## GLASGOW

George House  
50 George Square  
Glasgow G2 1EH  
T + 44 (0)141 242 6060

## EAST LOTHIAN

14 Court Street  
Haddington  
EH41 3JA  
T + 44 (0)1620 82 2127

## SHETLAND

Nordhus  
North Ness Business Park  
ZE1 0LZ  
T + 44 (0)1595 69 5262