



15 Ravelston Terrace

Edinburgh, EH4 3TP



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141sqm

EPC

C

AS Anderson
Strathern

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Located in affluent Ravelston, this is a wonderfully modern, main door, two bedroom apartment within a converted factored block.

Property features

The spacious (141sqm) layout includes a sunny west-facing open plan kitchen/living room with fully integrated appliances and access to the front patio, a fabulous master bedroom with four built-in wardrobes and en suite shower room, a second bedroom, a family bathroom with shower over bath, a utility room, and several cupboards in the hallway, including a boiler cupboard. Both bedrooms have patio doors allowing access the rear patio, which is private to this property and an incredibly rare feature in such a central location.

Further benefits include central heating from a communal gas-fired heating system, double glazing throughout, an allocated underground parking spot, a concierge, and a secure entryphone system.

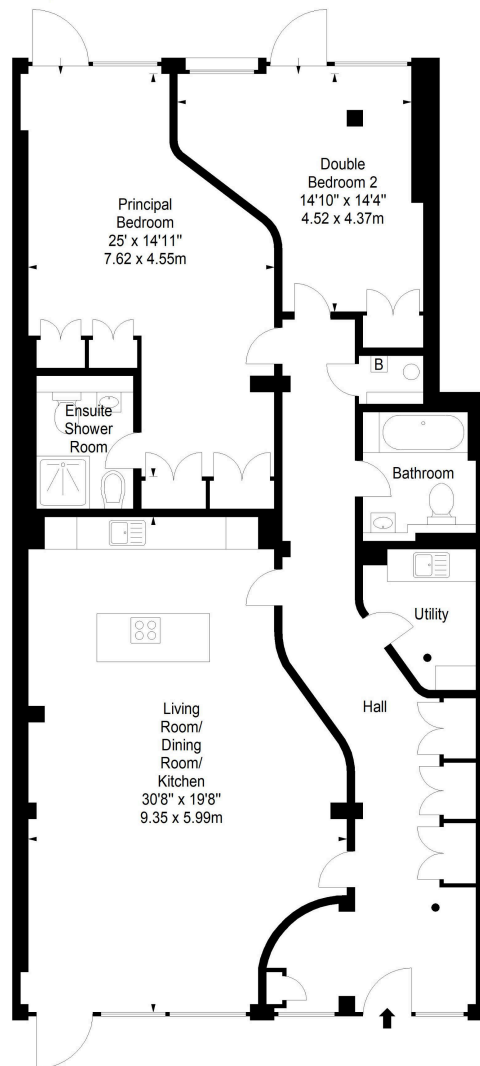
- Private underground parking
- Modern features
- Double glazing
- Utility room
- Plenty of storage
- Open plan kitchen/living





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 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.



Lower Ground Floor

Extras

Please note: This property does not currently hold a valid EWS1 form and is unlikely to be acceptable security for mortgage loan purposes. Buyers requiring mortgage finance should consult their lender regarding eligibility.

Ravelston Terrace is part of the Scottish Government's Cladding Remediation Programme and has undergone a Scottish Government funded Single Building Assessment to assess the building's fire safety risk in respect to its cladding system.

The items included in the sale of the property are the fitted floor coverings, integrated and freestanding appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council tax band G

The block is factored by Simply Factors at an approximate cost of £360pm, which includes buildings insurance, concierge service, gardening, communal electricity, lifts, lift lines, stair and window cleaning.

Any offers should be submitted to residential@andersonstrathern.co.uk

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 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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