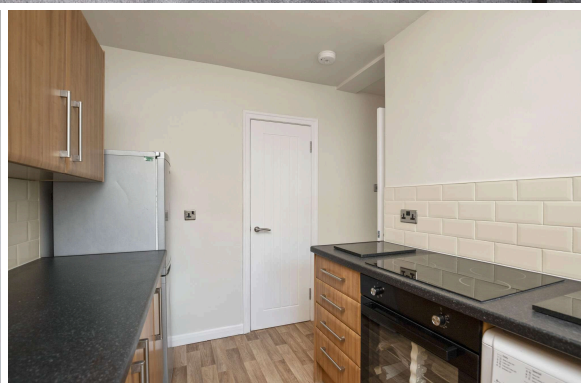




33 West Court, Ravelston House Park
RAVELSTON | EDINBURGH | EH4 3NP

29 - 42 WEST COURT
RAVELSTON HOUSE PARK
PRIVATE GROUNDS
NO DOG FOULING


warner's
solicitors & estate agents



33 West Court

RAVELSTON | EDINBURGH | EH4 3NP

Beautifully presented, light and spacious first floor apartment nestling in a leafy cul-de-sac located within one of the city's most respected residential areas, boasting a pleasant open outlook and its own private carport. This lovely flat represents an ideal home for a single person or couple, or as a fabulous investment opportunity. The dual aspect living room allows for an abundance of light and there is ample space to accommodate seating and dining furniture. The kitchen is fitted with floor and wall units with integrated hob and oven and space for, appliances. Both bedrooms are good sized doubles with built in storage space, and the contemporary bathroom featuring deep bath with vanity sink unit and electric shower over bath completes the accommodation. The property further benefits from double glazing and electric heating and externally, well tended communal gardens, carport and residents' car park.

- Dual aspect living room/dining room
- Fitted kitchen
- Two good sized bedrooms, both with built-in wardrobes
- Contemporary bathroom with electric shower over bath
- Hallway with fantastic storage options
- Double glazing and electric heating
- Well tended communal grounds
- Private carport
- Residents' car park

EPC Rating D

Council Tax Band D

Factor Fees: Charles White Ltd: Approximately £49.78 per month.

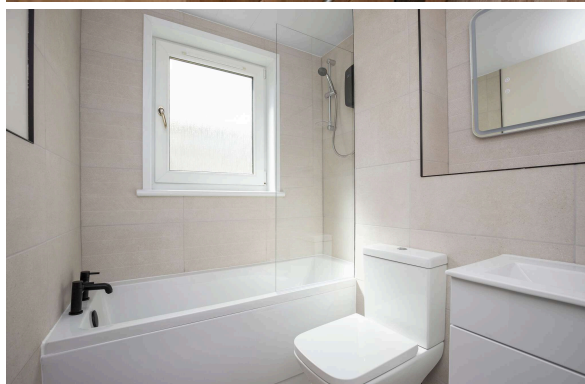
Extras include carpets, washing machine and fridge/freezer.

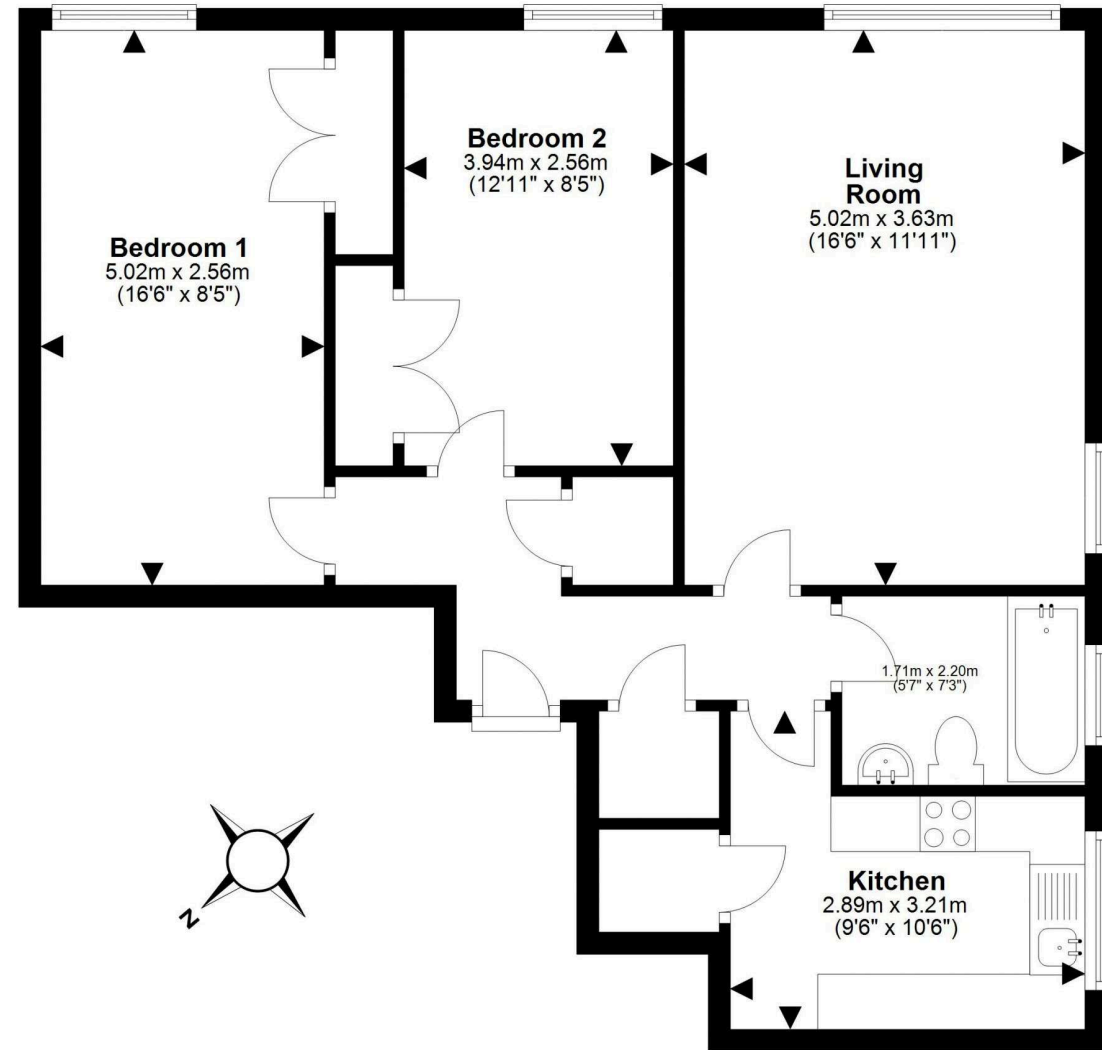
Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Ravelston is situated within a well established and highly sought after residential area approximately 1.5 miles to the west of Edinburgh's centre, allowing easy access into the city yet also being conveniently located for the City Bypass, Edinburgh International Airport and central Scotland's motorway network. St. George's School and Stewarts Melville are within walking distance and Mary Erskine School is on the doorstep with Fettes College, The Edinburgh Academy and Cargilfield within easy reach. For the sports enthusiast there are golf courses at Ravelston and Murrayfield, both within a few hundred yards, several sports clubs, an ice rink and easy access to walks along the Water of Leith, extensive local cycle paths and the renowned Murrayfield Rugby Stadium close at hand. There are also pleasant walks in Ravelston Woods and Corstorphine Hill. Craighleith Retail Park, including Sainsbury and Marks & Spencer, is located at the foot of Craighleith Crescent.





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.