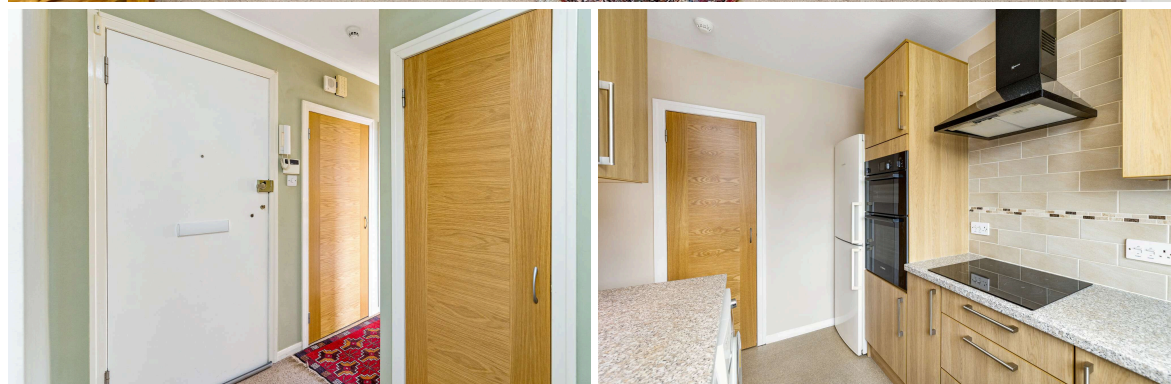




27 East Court, Ravelston House Park  
RAVELSTON | EDINBURGH | EH4 3LZ





## 27 East Court, Ravelston House Park

RAVELSTON | EDINBURGH | EH4 3LZ

Beautifully presented, light and spacious top (third) floor apartment, conveniently located within the well-regarded and highly sought after district of Ravelston. This apartment boasts impressive and panoramic views of the Firth of Forth, the Edinburgh skyline, Castle, and Arthurs Seat. It is ideal for a range of buyers, or those seeking a fantastic investment opportunity. The spacious, dual aspect living and dining space enjoys the views and allows for an abundance of natural light. The kitchen is fitted with floor and wall units, drawers, integrated dual oven, NEFF induction hob and cooker hood, and has ample space for free standing appliances. The two double bedrooms offer built-in storage and are well sized. The bathroom is fitted with a three-piece suite and an electric shower over the bath. The hallway features excellent storage and access to the attic via a Ramsay ladder. The property further benefits from double glazing and electric heating. Externally, the property offers well tended communal gardens, car park and a private allocated car port.

- Bright and spacious top floor flat with fabulous views
- Entrance hallway with storage
- Dual aspect living/dining room
- Fitted kitchen with integrated and space for appliances
- Bathroom with electric shower over bath
- Two double bedrooms with fitted wardrobes
- Double glazing and electric heating
- Well tended communal grounds
- Private carport

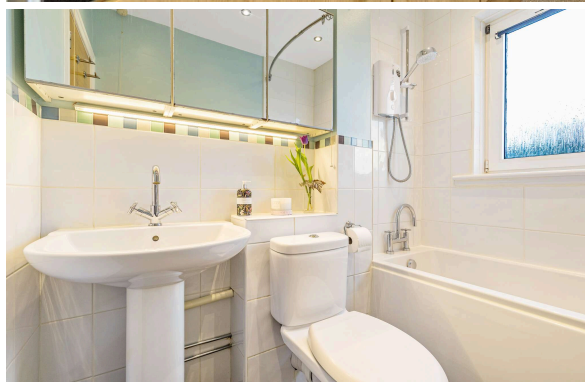
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

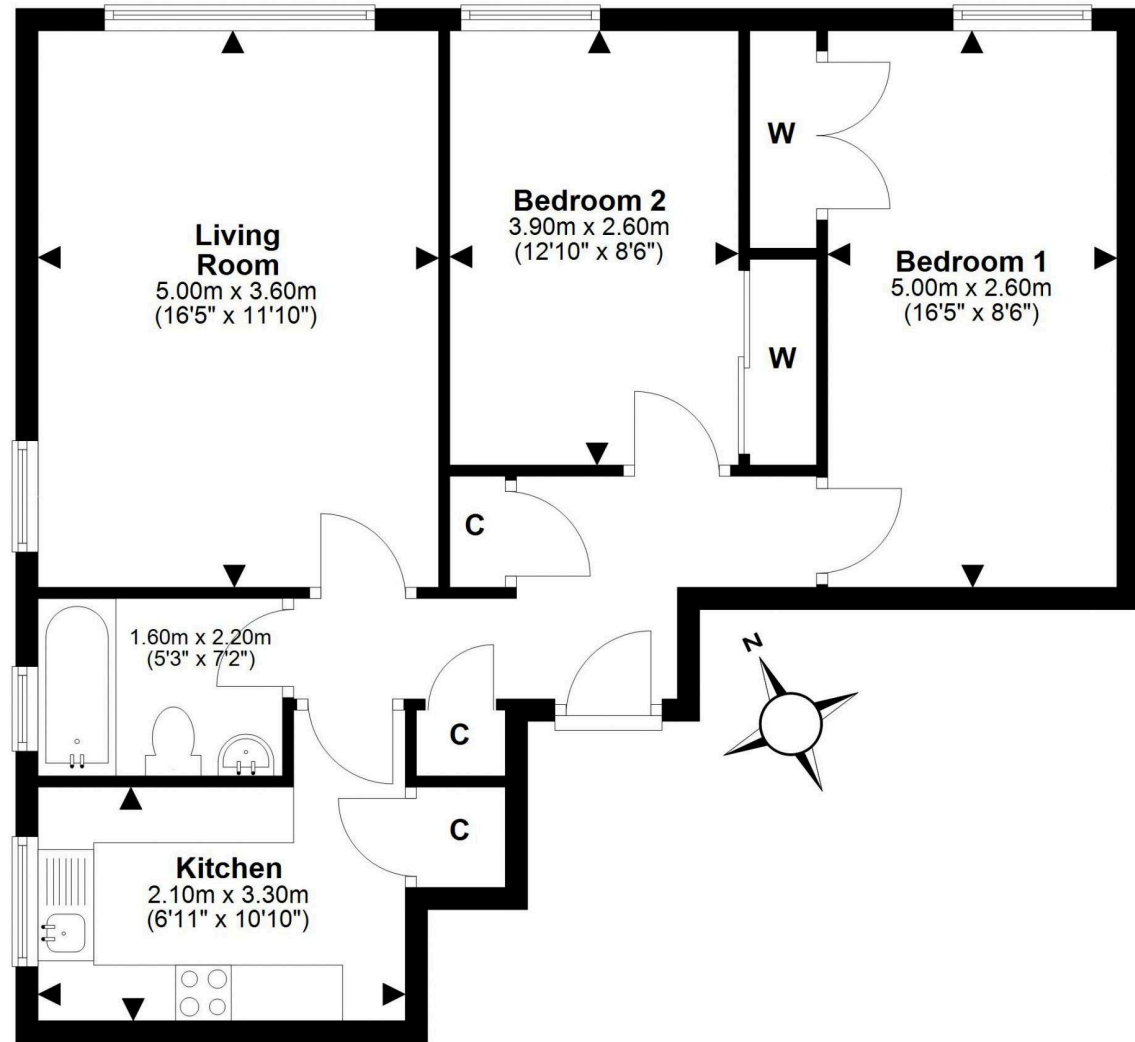




Ravelston Dykes is situated within a well established and highly sought after residential area approximately 1.5 miles to the west of Edinburgh's centre, allowing easy access into the city yet also being conveniently located for the City Bypass, Edinburgh International Airport and central Scotland's 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. Craigleith Retail Park, including Sainsbury and Marks & Spencer, is located at the foot of Craigleith Crescent.

Energy rating C, council tax band D,. There is no factor associated with this property.  
Extras included in this sale will be the fridge, dishwasher, hob/oven and drying machine.





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.