



26 West Court, Ravelston House Park, Edinburgh,

Description

Exceptionally spacious three bedroom top floor flat with fantastic views towards Edinburgh Castle and the city Skyline to the front and a leafy outlook over Ravelston woods to the rear. The property is tucked away in a quiet, elevated spot within the development and is situated within the prime location of Ravelston, close to the city centre and the excellent amenities of Craigleith and Stockbridge. There are well tended landscaped communal gardens surrounding the property and it has a private car port (number 28) with allocated parking space, with further unallocated off street parking. It has electric under floor heating and double glazing.

The accommodation comprises:

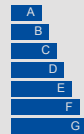
- Entrance hall with deep utility / storage cupboard and hatch to the loft, which provides additional storage
- Fitted kitchen with range of wall and base mounted units with laminate granite effect worktops with inset stainless steel sink and appliances including electric ceramic hob with extractor hood, electric double oven, dishwasher and fridge freezer
- Generous sitting / dining room with exceptional views and open outlook, cornicing and balcony facing Edinburgh Castle
- Rear hallway with large storage cupboard
- Spacious double bedroom with open outlook and built-in wardrobes
- Further double bedroom
- Good sized third bedroom with fitted wardrobes



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
Unknown



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- The bathroom is fully tiled and fitted with a shower bath with Mira electric shower, heated towel rail, WC and fitted furniture with inset wash basin

Location

Ravelston is a highly regarded residential area located approximately one mile northwest of Edinburgh City Centre conveniently situated to enable quick and easy access to the main motorway network, Edinburgh Airport and the Forth Bridge. Local amenities can be found in the nearby fashionable area of Stockbridge which also offers several bars, bistros, restaurants and independent retailers. There is a Waitrose supermarket at the nearby Comely Bank and Sainsbury's at Craigleith Retail Park, which includes many other popular stores. Regular bus services allow easy access to the City Centre and surrounding areas. It lies within the school catchment area for Blackhall Primary School and The Royal High School. There are many leading independent schools in the vicinity, including the Erskine Stewart's Melville Schools, St George's, Fettes and Edinburgh Academy.

Extras

The fixed floor coverings, light fittings and blinds are included in the sale price. Some furniture is available by separate negotiation.

Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



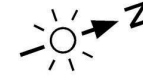




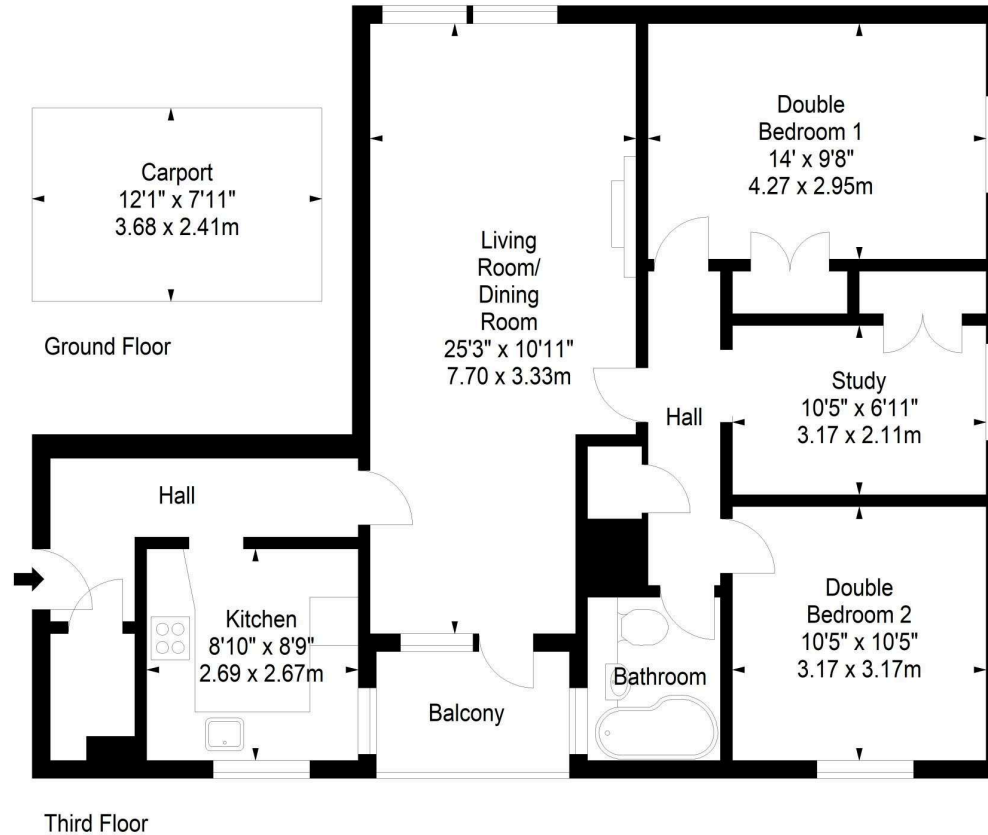




**West Court,
Ravelston House Park,
Edinburgh,
Midlothian, EH4 3NP**



Approx. Gross Internal Area
894 Sq Ft - 83.05 Sq M
For identification only. Not to scale.
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DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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