



28 West Court, Ravelston House Park, Edinburgh,

Description

Immaculately presented, bright and 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. It is offered in true move in condition with fresh, modern décor and has a modern kitchen and bathroom. The property occupies an elevated spot within the development and is situated within the prime location of Ravelston, close to the city centre and the excellent amenities of Craighleith and Stockbridge. There are well tended landscaped communal gardens surrounding the property and it has a private car port with further unallocated off street parking. It has modern thermostatic electric heating which can be controlled from an app and double glazing.

The accommodation comprises:

- Entrance hall with deep utility / storage cupboard and hatch to the loft, which provides additional storage
- Modern fitted kitchen with range of wall and base mounted units with laminate worktops with inset stainless steel sink and integrated 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, cornering and balcony facing Ravelston Woods
- Rear hallway with large storage cupboard
- Spacious double bedroom with open outlook and built-in 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
E



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- Further double bedroom
- Good sized third bedroom with fitted wardrobes
- The bathroom is fully tiled and fitted with a bath with shower over, heated towel rail, WC and wall hung 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, a weekly farmer's market and independent retailers. There is a Waitrose supermarket at the nearby Comely Bank and Sainsbury's at Craighleith 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.

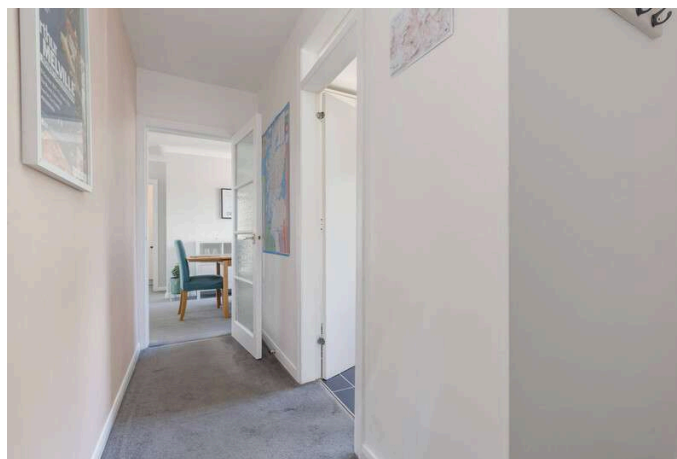
Factoring

The property is factored by Taylor & Martin Property Management Limited and the monthly fee is around £35, which covers stair cleaning and gardening.

Extras

The fixed floor coverings, light fittings, integrated kitchen appliances and blinds are included in the sale price.

Council tax - Band E









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



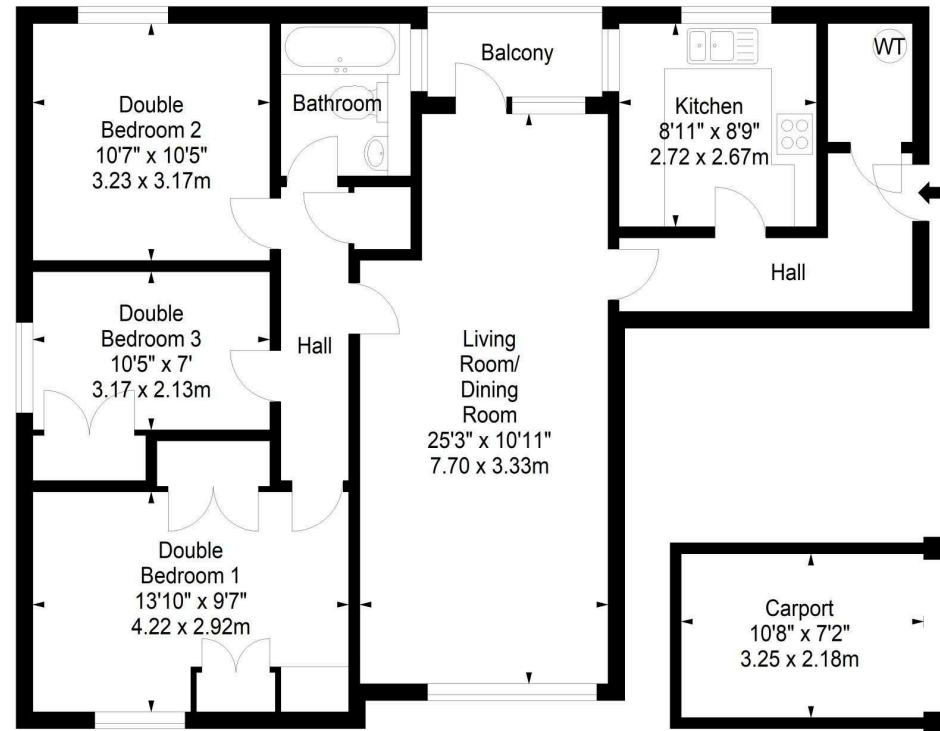
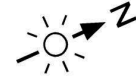
Approx. Gross Internal Area
899 Sq Ft - 83.52 Sq M

Carport

Approx. Gross Internal Area
78 Sq Ft - 7.25 Sq M

For identification only. Not to scale.

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Third Floor

Ground Floor

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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