

COULTERS[©]



182 (1F) QUEENSFERRY ROAD

RAVELSTON, EDINBURGH, EH4 2BW

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

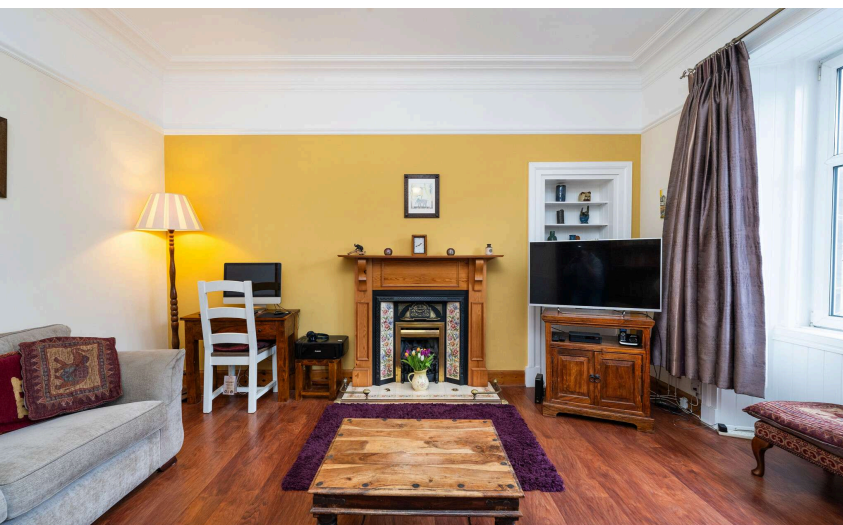
Situated in the sought-after area of Ravelston, this exceptionally spacious three-bedroom first-floor flat offers an ideal blend of comfort and convenience. Boasting a private rear garden and generous proportions throughout, the property is perfectly suited for families and professionals alike.

Accessed via a well-maintained shared stairway, which serves just one other flat, the property occupies the entire first floor of the building. The welcoming central hallway leads to a bright and airy sitting room, which serves as a fantastic space for both relaxation and entertaining. A fireplace with a tiled surround provides a charming focal point, adding warmth and character to the room.

The kitchen/dining room is well-appointed, featuring contemporary cabinetry, ample workspace, and some integrated appliances, including a built-in microwave and dishwasher. With plenty of space for dining, this area is perfect for family meals and social gatherings.

All three bedrooms are good-sized doubles with bedroom 3 offering flexibility for a home office if required. The bathroom is finished in a traditional style, featuring a luxurious claw-foot roll-top bath and a separate shower cubicle. A WC and wash hand basin complete the space.

Gas central heating and double glazing are fitted within the property.



KEY FEATURES



Extremely spacious first floor flat



Three double bedrooms



Private rear garden with large shed



On street parking available nearby



Close to excellent schooling



Craigleith Retail Park nearby



EPC Rating - C



Council Tax Band - E





Externally, the property enjoys a private rear garden* with a large shed which provides valuable outdoor storage space. On-street parking is available nearby.

EXTRAS

All blinds, curtains, light fittings, carpets, fitted floor coverings, and white goods are included in the sale. Other items may be available subject to separate negotiation.

*Please note that the garden associated with this property is the left half of the walled garden shown. A fence to separate the two pieces of ground could be added if desired.





THE LOCAL AREA

Positioned just over a mile west of Edinburgh city centre, the affluent suburb of Ravelston is popular among families and professionals owing to its tranquil ambience, fantastic amenities and proximity to some of the capital's most beautiful parks and green spaces.

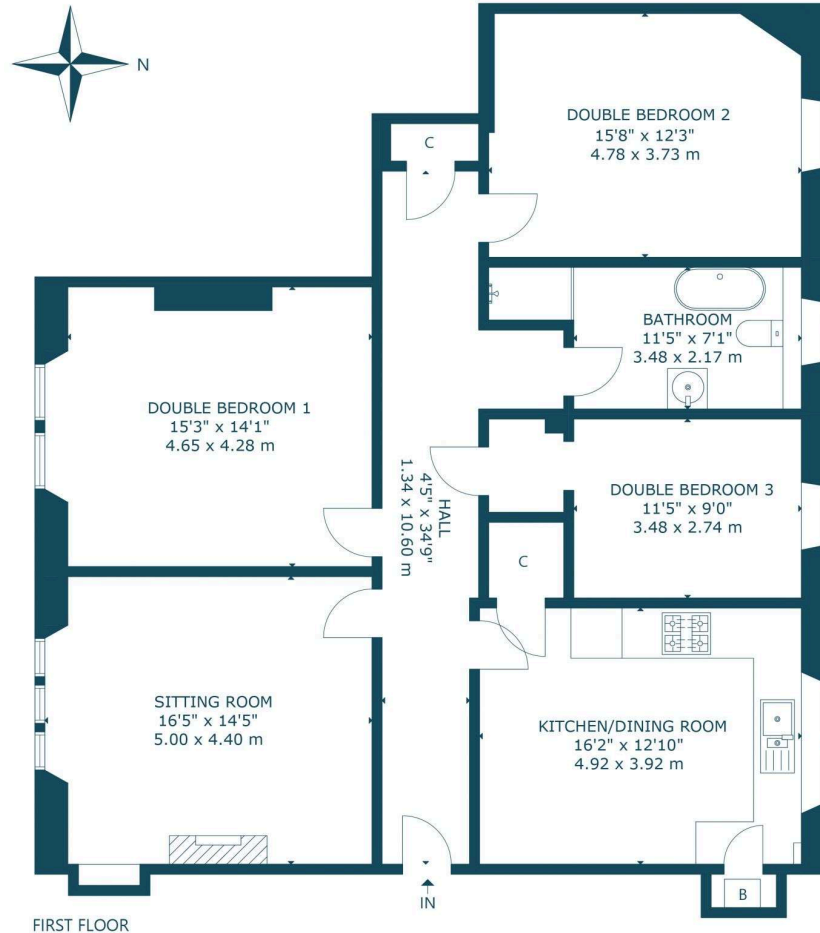
The area is served by excellent shopping and retail, particularly at Craighleith Retail Park, which is home to a Sainsbury's superstore and several major outlets. Residents have a wealth of outdoor and fitness pursuits right on their doorstep, from a round of golf at Ravelston or Murrayfield Golf Club, to various sporting activities at Ravelston Sports Club.

The area is also just minutes' walk from the Scottish National Gallery of Modern Art (Modern One and Two) and from here the picturesque Water of Leith Walkway provides a peaceful route through Dean Village and into cosmopolitan Stockbridge.

The property falls within the catchment area for excellent state schools and is also convenient for numerous independent schools, particularly ESMS and St George's School. The area benefits from ideal bus links into the city centre; the nearest tram stop at Murrayfield offers swift, direct travel into the city centre via Haymarket train station, and to Edinburgh International Airport.







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,421 SQ FT / 132 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.