



COULTERS[®]

7 RAVELSTON TERRACE

RAVELSTON, EDINBURGH, EH4 3EF

 5 BED  3 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Superbly situated in sought after Ravelston, this impressive stone built Victorian five bedroom terraced house spans three floors. Built in 1880, designed by architects MacGibbon and Ross, the home is bursting with original period features such as ornate cornice work, marble mantlepieces, press cupboards and a large central cupola overhead.

The property has been much loved and owned by the same family for over 50 years, however it is now ready for the next chapter of its ownership. Whilst requiring modernisation, there is huge potential to create a fantastic home.

KEY FEATURES



Handsome stone built terraced house spanning three floors.



Five spacious bedrooms and a study/double bedroom six.



Private front and rear (south facing) gardens.



On street permit parking (2 x resident's permits & guest permits).



Located in the highly sought after area of Ravelston.



Within easy reach of a wide range of supermarkets & shops.



EPC Rating - D



Council Tax Band - G



The front door opens onto a large bright hall with original floor tiling and a sweeping stair leading to the upper floors. At ground floor level there is a large bay windowed sitting room with a sanded and varnished floor, cornices overhead and a substantial fireplace. A bright and airy dining kitchen is located to the rear of the building, with views to the garden, in addition to a study, conservatory, utility room and bathroom.

On the first floor is a large bay windowed drawing room, with a marble fireplace and further cornice work. The two bedrooms are situated to the rear with a south facing outlook flooding the rooms with natural light, in addition to a shower room. The second floor offers three further double bedrooms and a shower room. What was originally a bedroom is now a separate second kitchen, with a cooker, washing machine, fridge/freezer and sink. Heating and hot water are provided by gas central heating. There are also solar panels on the roof.





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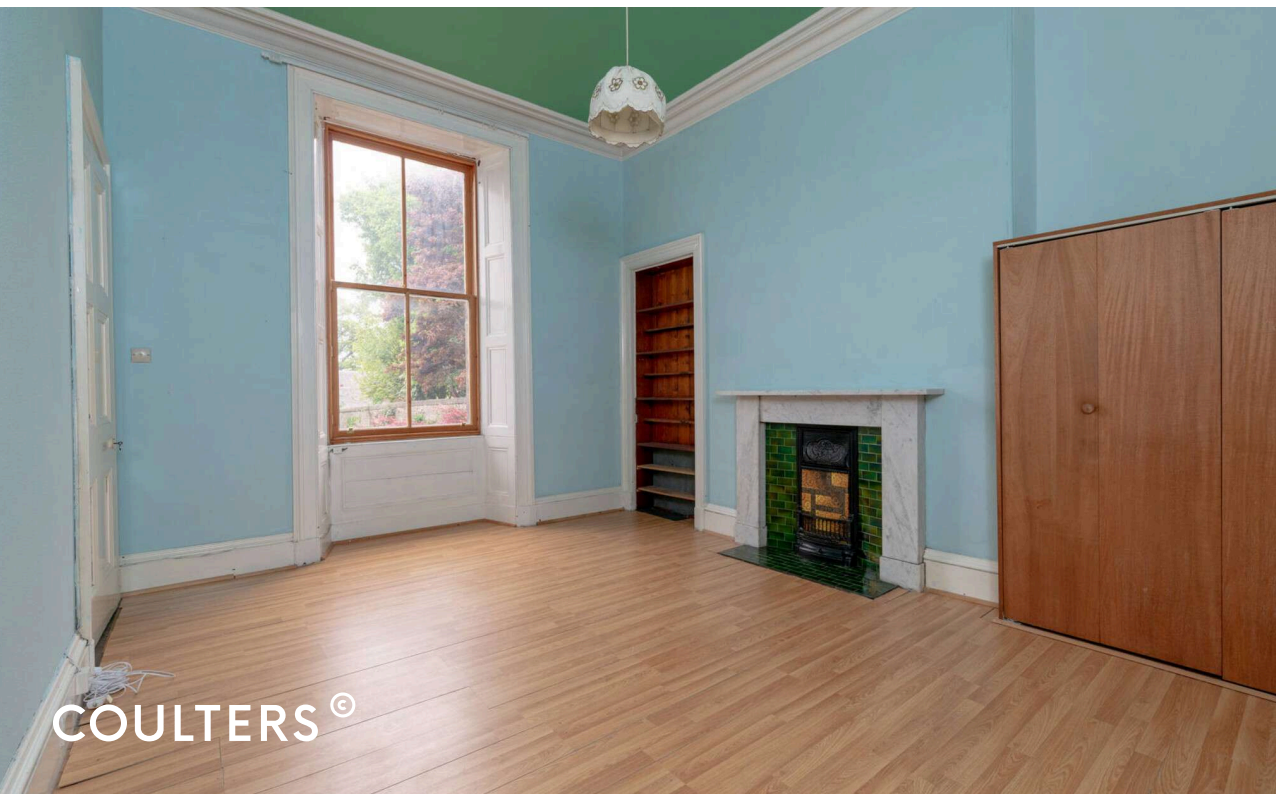
Externally there is a private front garden, mainly laid with low maintenance stone chippings. To the rear is a south facing garden with a mix of further stone chippings and paving stones. The borders are planted with a mix of established bushes and shrubs, creating a sheltered spot to soak up the sun in good weather.

A BIT OF HISTORY ABOUT THE HOUSE...

The property was designed in 1880 by architects MacGibbon and Ross. They were highly successful Scottish architects engaged in speculative property development from the 1870s and principal stakeholders in the Leith Heritage Company. Their practice was badly affected by the City of Glasgow Bank crash in 1878 and this is likely to be the reason for the gap of three years between the construction of Nos. 1- 5 (built 1877) and Nos. 7-9 (Built 1880).

By 1884, Scottish artist George Hay, RSA was in residence in No. 7 with his wife Margaret. His narrative paintings are often inspired by the works of Sir Walter Scott. He founded the Royal Scottish Society of Painters in Watercolours and was secretary to the RSA from 1881 to 1907. He lived at 7 Ravelston Terrace until his death in 1912.

Further information regarding the subsequent owners of the house is available on request if desired.









THE LOCAL AREA

Ravelston is a prestigious residential area situated approximately 2 miles west of the city centre. There is a good range of local shops, bars and restaurants in nearby Stockbridge and Craigleith Retail Park offers a number of larger retail shops including a Sainsbury's supermarket, M&S and Boots to name but a few. The Gallery of Modern Art is within easy walking distance, as is the West End.

The green open spaces of Ravelston and Murrayfield golf courses and Roseburn Park are conveniently located nearby, and further recreational amenities can be found at Murrayfield Stadium and Ice Rink, and Edinburgh Zoo which are also easily accessible.

The area has several bus routes into the city centre and Haymarket rail station/tram terminus and the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, Queensferry Crossing and central motorway network.

The property is in catchment for Flora Stevenson Primary School, St Mary's RC Primary School, Broughton High School and St Thomas of Aquin's RC High School. It is of course, extremely well located for Stewart's Melville College (directly opposite) and The Mary Erskine School which will merge to become Erskine Stewart Melville in 2026. Fettes College and Edinburgh Academy are also nearby.

EXTRAS

All blinds, light fittings, fitted flooring and kitchen appliances are included in the sale price.



Ravelston Terrace,
Edinburgh, EH4 3EF



Approx. Gross Internal Area
2718 Sq Ft - 252.50 Sq M
For identification only. Not to scale.
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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.