

COULTERS[©]

16 RAVELSTON DYKES

RAVELSTON, EDINBURGH, EH4 3ED

 4 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Occupying a particularly enviable position on an attractive tree-lined street, this substantial four-bedroom family home offers an exceptional opportunity to create a truly special residence in the prestigious Ravelston area. Set within generous private grounds and enjoying a highly desirable location close to some of the city's finest schools, excellent amenities and beautiful open spaces, the property combines an impressive amount of accommodation with tremendous scope for improvement.

On the ground floor, a welcoming entrance vestibule leads to a large hall from which the accommodation is accessed. The particularly impressive sitting room occupies the front of the house and benefits from a handsome bay window and feature fireplace. The scale of the room provides ample space for comfortable seating, entertaining and casual dining. To the rear, there is a versatile room, currently used as a further dining room which offers an elegant setting for more formal occasions and has a pleasant outlook over the garden. The kitchen is well-equipped with ample cupboard and worktop space and is conveniently connected to the utility which in turn provides access to the garage.

KEY FEATURES



Substantial detached family home with great potential.



Private gardens to both front and rear.



Situated on a tree lined street in desirable Ravelston.



EPC Rating - D



Versatile layout with potential for further development.



Garage and large driveway.



Excellent schools nearby.



Council Tax Band - H



Also on the ground floor is an office which provides an excellent space for working from home and a handy cloakroom and WC.

On the first floor, four spacious double bedrooms are arranged around a generous central landing. The principal bedroom enjoys its own en-suite shower room whilst a family bathroom serves the other three rooms.

The landing is a particularly striking feature and provides access to the front facing balcony as well as the attic space above which is fully floored and offers potential for conversion or simply excellent storage space.





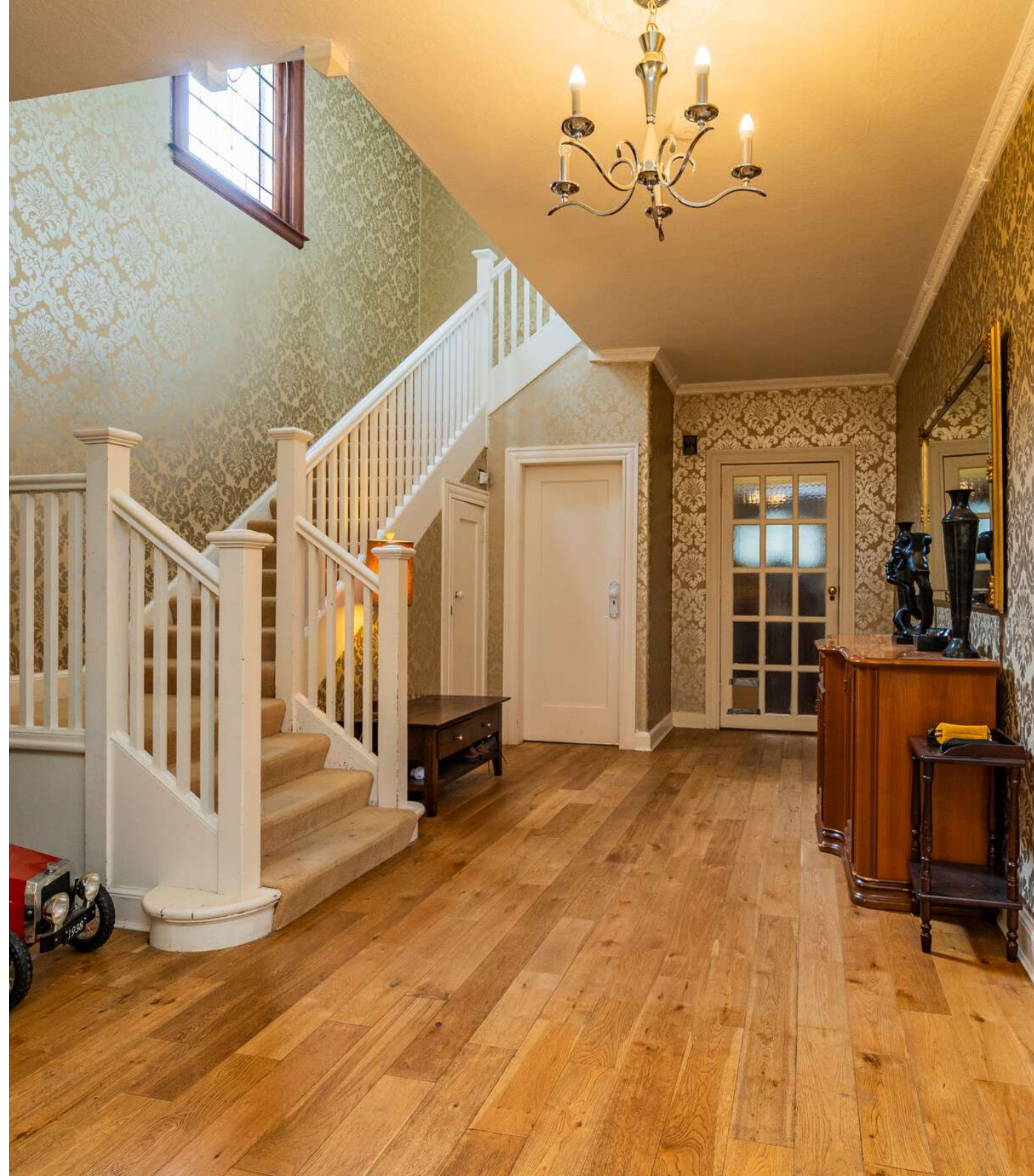
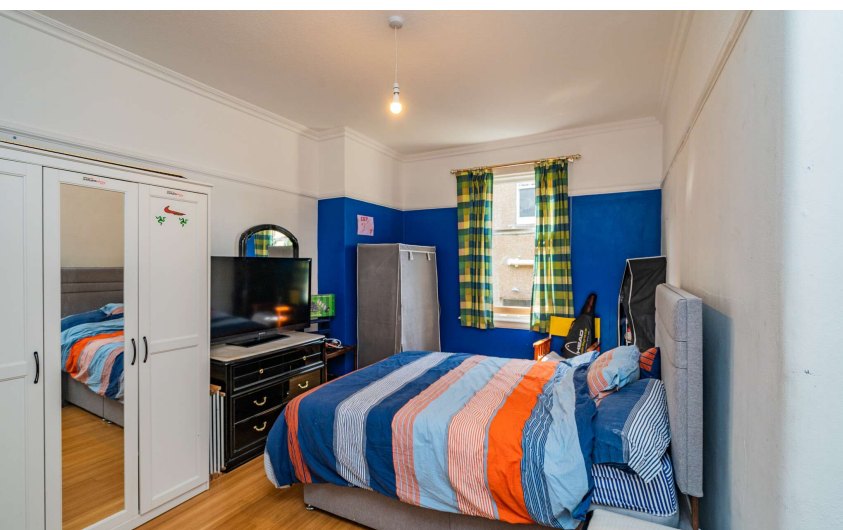
MORE INFORMATION

Externally, the large private rear garden is particularly sheltered, creating a peaceful and secluded setting with a lawn, raised beds and areas of patio providing space for outdoor dining and entertaining. A cellar, accessed off the back of the house, provides considerable storage space and potentially scope to explore further possibilities, subject to the necessary consents. A garden hut provides additional options for storing gardening equipment and furniture.

To the front, there is a lovely private garden and a large driveway that provides generous off-street parking and leads to the integral garage.

The property is fitted with gas central heating and double-glazed windows.









THE LOCAL AREA

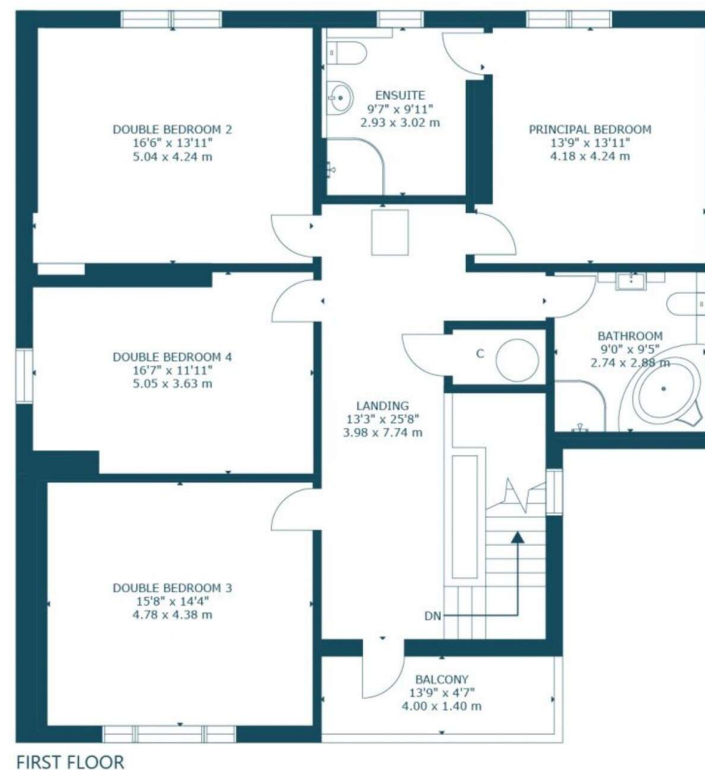
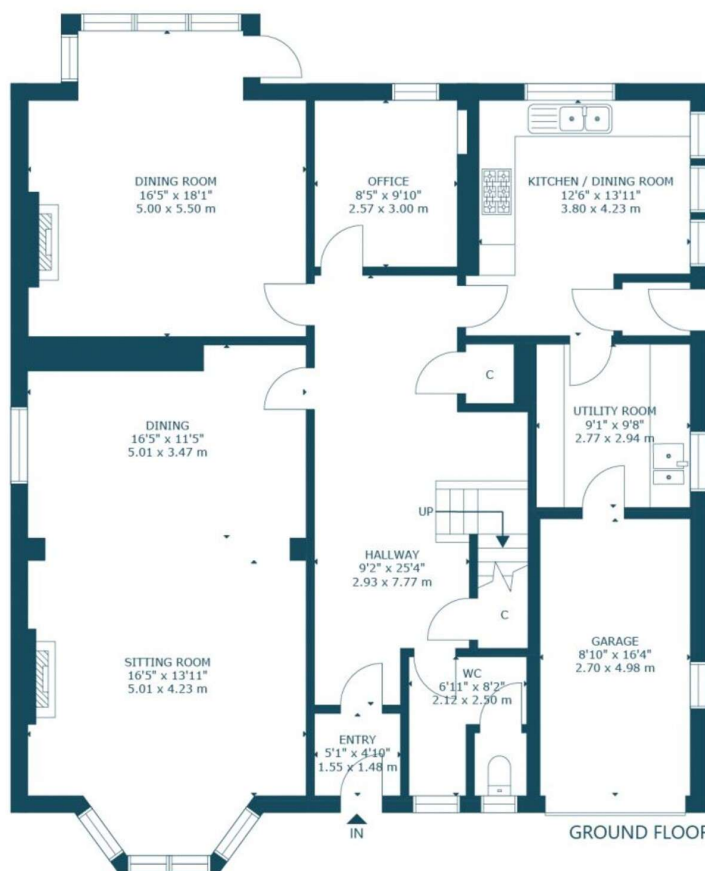
Ravelston is a prestigious residential area situated approximately 2 miles west of the city centre. There is a good range of local shops, bars and restaurants in nearby Stockbridge and Craigmile Retail Park offers a number of larger retail shops including a Sainsbury's supermarket, M&S and Boots to name 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 Acquin's RC High School. It is of course, extremely well located for Erskine Stewart Melville Schools and Fettes College and Edinburgh Academy are also nearby.

EXTRAS

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





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2,960 SQ FT / 275 SQ M
GARAGE 145 SQ FT / 13 SQ M
BALCONY 63 SQ FT / 6 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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0131 603 7333



enquiries@coultersproperty.co.uk

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.