

COULTERS[©]

182 (2F) QUEENSFERRY ROAD

RAVELSTON, EDINBURGH, EH4 2BW

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in the desirable Ravelston area, this upgraded three-bedroom second floor flat delivers an ideal blend of modern style, generous proportions, and convenience. With a private rear garden and high-quality interiors, it offers a superb opportunity for families or professionals seeking a well-connected city home.

Accessed via a well-maintained shared stairwell serving just one other flat, the property occupies the entire second floor of the building, providing a wonderful sense of privacy and space. Off the welcoming central hallway, is a beautifully decorated living/dining room, featuring a charming wood-burning stove and offering a generous space for both relaxing and entertaining. The adjoining kitchen has been stylishly finished with classic shaker-style cabinetry, a tasteful subway-tiled splashback, patterned floor tiles, generous work surfaces, and integrated appliances including a built-in oven, hob, and dishwasher.

Across the hall is an elegant sitting room with fireplace and shelved press. This flexible room could also be easily repurposed as a large third bedroom, depending on the needs of the new owner. The other two bedrooms are also substantial double rooms. A standout feature of the property is the exceptional bathroom, designed with a luxurious freestanding bathtub, a large walk-in rainfall shower, brushed gold fittings, and elegant tiling. A separate, additional WC is conveniently situated off the hall.



KEY FEATURES



Immaculately presented second floor flat.



Three beautifully decorated double bedrooms.



Private garden with summerhouse.



On street parking available nearby.



Close to excellent schooling.



Craigleith Retail Park nearby.



EPC Rating - C



Council Tax Band - E





Engineered oak flooring runs through the majority of the home, adding warmth, character, and a sense of flow to the interiors.

Storage throughout the home is generous, with a number of large built-in cupboards as well as an extensive, partially floored loft which also offers exciting potential for future development, subject to the necessary permissions. The flat benefits from gas central heating operated via a Hive smart heating hub and double glazing throughout.

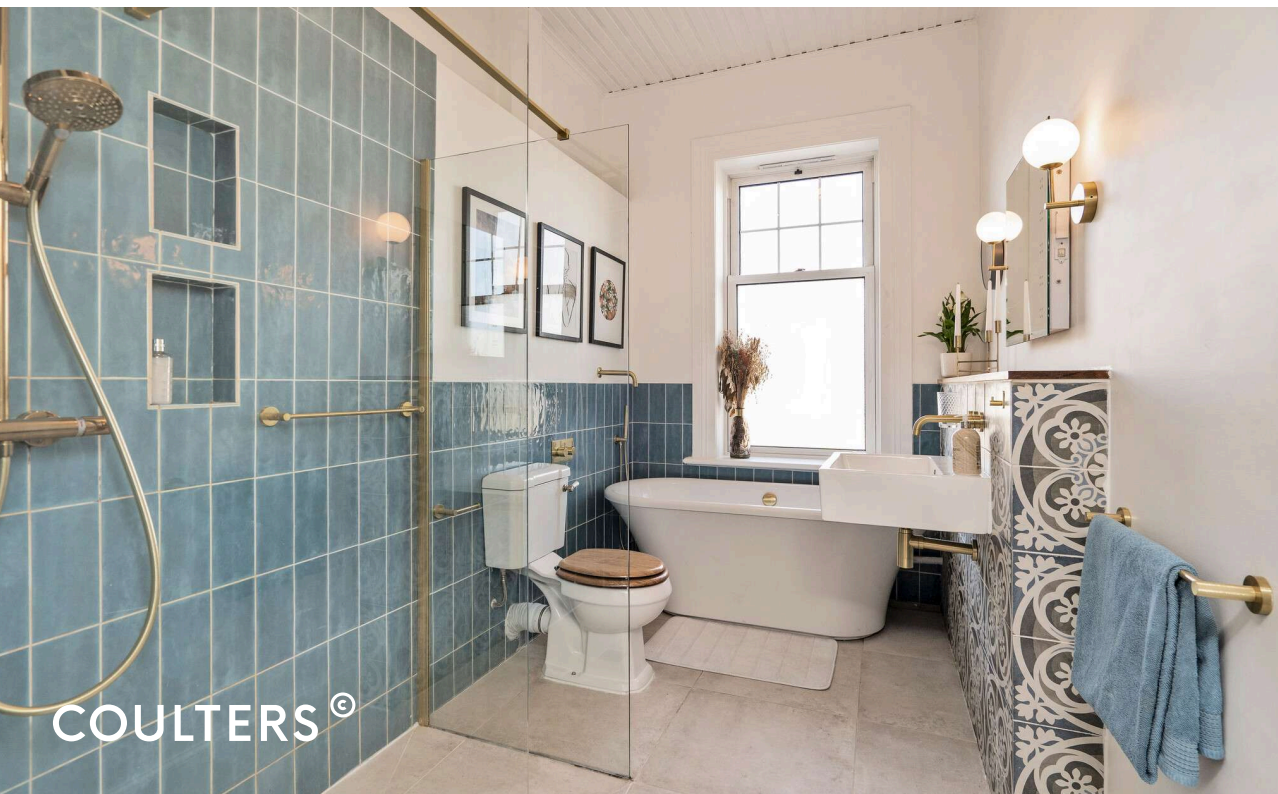
Externally, a private rear garden provides a pleasant outdoor space complete with summerhouse, garden shed, lawn and mature borders. Ample on-street parking is available nearby.





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.

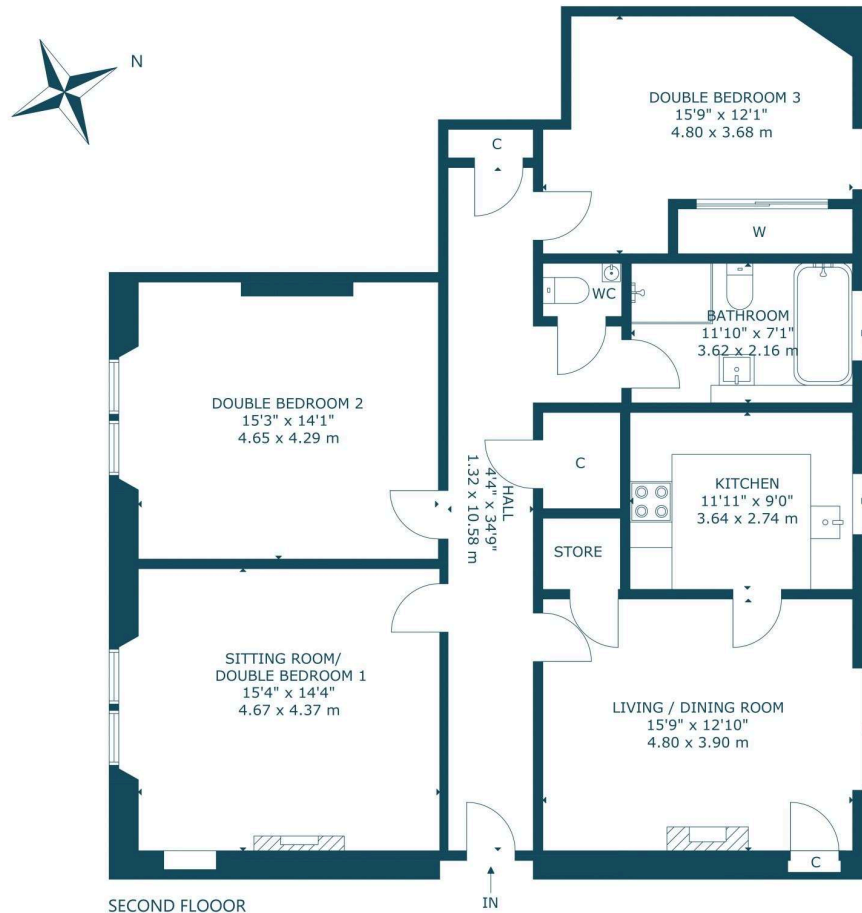


EXTRAS

All blinds, curtains, fitted floor coverings, are included in the sale. Light fittings may be available via separate negotiations (that includes all the ceiling lights as well as wall lights in living room) along with other items.

HOME REPORT VALUATION: £390,000





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,318 SQ FT / 122 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.