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11D Ravelston Park, Edinburgh, EH4 3DX

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Beautifully presented two-bedroom ground floor apartment forming part of an elegant converted Victorian villa, situated within the highly sought-after residential district of Ravelston. Rich in period character, the property retains a wealth of original features that enhance its charm and distinction, while thoughtful modern upgrades provide excellent comfort and practicality. Of particular note is the magnificent private south-facing garden, a wonderfully secluded outdoor space framed by original stone retaining walls, creating a tranquil setting rarely found so close to the city centre. The property further benefits from a contemporary kitchen, stylish shower room and double glazing, enhancing both comfort and noise reduction.

The accommodation comprises:

- Secure private entrance with video entryphone system
- Entrance vestibule
- Welcoming reception hall with deep storage cupboard incorporating power wall and separate dedicated study area
- Contemporary shower room featuring luxury vinyl tile flooring, marble-effect wall panelling for ease of maintenance, large shower enclosure, vanity wash hand basin, heated towel rail and WC
- Spacious principal bedroom overlooking the rear garden
- Generous sitting room with attractive bay window to the rear and additional side-facing window, providing excellent natural light
- Well-proportioned second double bedroom with side-facing aspect







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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- Well-appointed fitted kitchen with shaker-style cabinetry, complementary work surfaces and a range of integrated and freestanding appliances, including an electric cooker, washing machine, dishwasher and fridge freezer

Exterior
The beautifully maintained private rear garden enjoys a desirable south-facing orientation, providing an exceptional setting for outdoor dining and entertaining. The garden features an artificial lawn, creating a low-maintenance and usable space throughout the year, complemented by a variety of raised planters filled with established shrubs that provide colour and interest across the seasons. A shared driveway runs along the side of the property.

Location
Ravelston is one of Edinburgh's most prestigious and established residential districts, located approximately one mile north-west of the city centre. The area is particularly well regarded for its attractive surroundings, excellent amenities and convenient access to Edinburgh's principal transport links, including the motorway network, Edinburgh Airport and the Queensferry Crossing.
An extensive range of local amenities can be found nearby in the fashionable village atmosphere of Stockbridge, renowned for its independent retailers, cafés, restaurants, bars and weekly market. Everyday shopping requirements are well served by Waitrose at Comely Bank and Sainsbury's at Craigleith Retail Park, alongside a wide selection of other national retailers.

The area is exceptionally well connected by regular bus services providing easy access to the city centre and beyond. The property falls within the catchment area for Flora Stevenson Primary School and Broughton High School, while some of Edinburgh's most respected independent schools, including Erskine Stewart's Melville Schools, St George's School for Girls, Fettes College and The Edinburgh Academy, are all within easy reach.

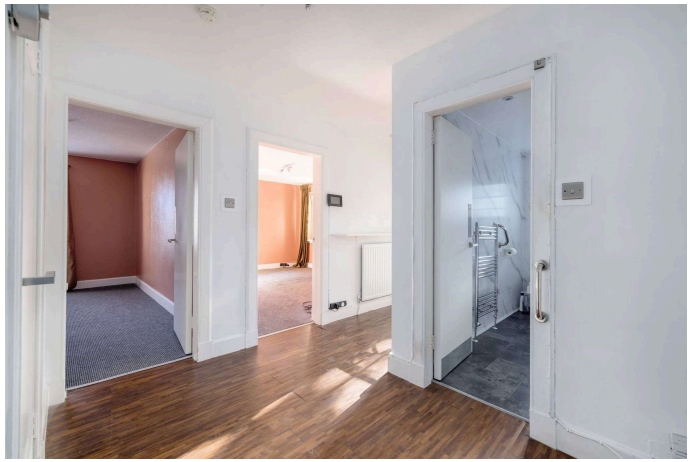
Extras
The sale includes all fitted floor coverings, light fittings, blinds and the kitchen appliances specified above.

Externally, all garden sheds, planters, the lawn vacuum and selected gardening tools will be included in the sale.

Council Tax Band - G



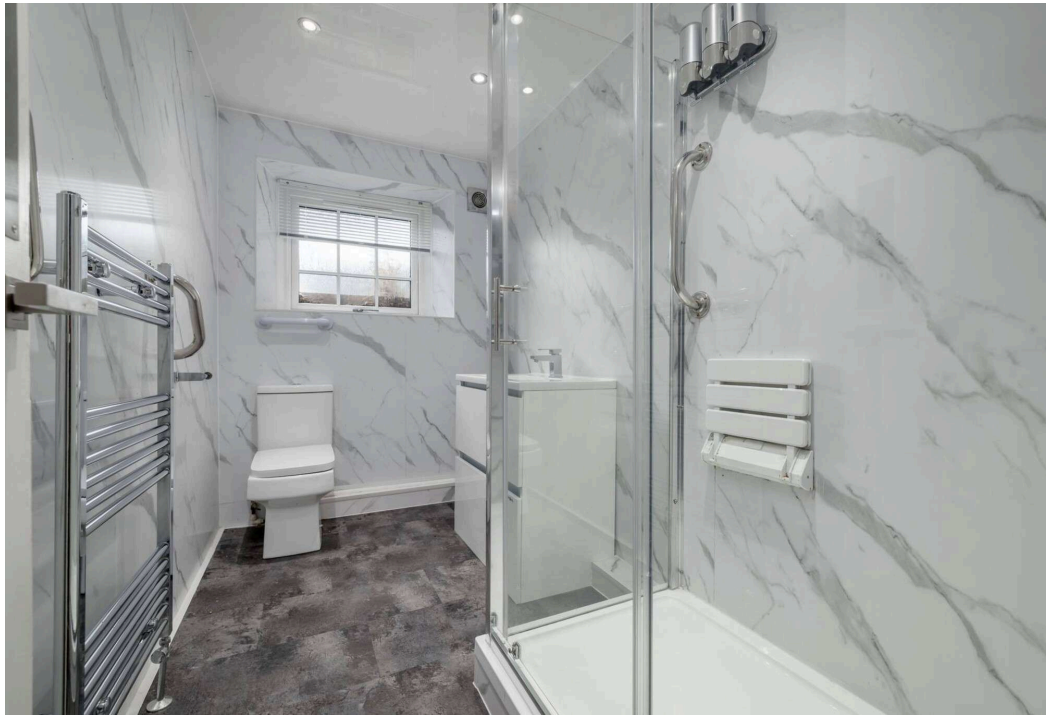








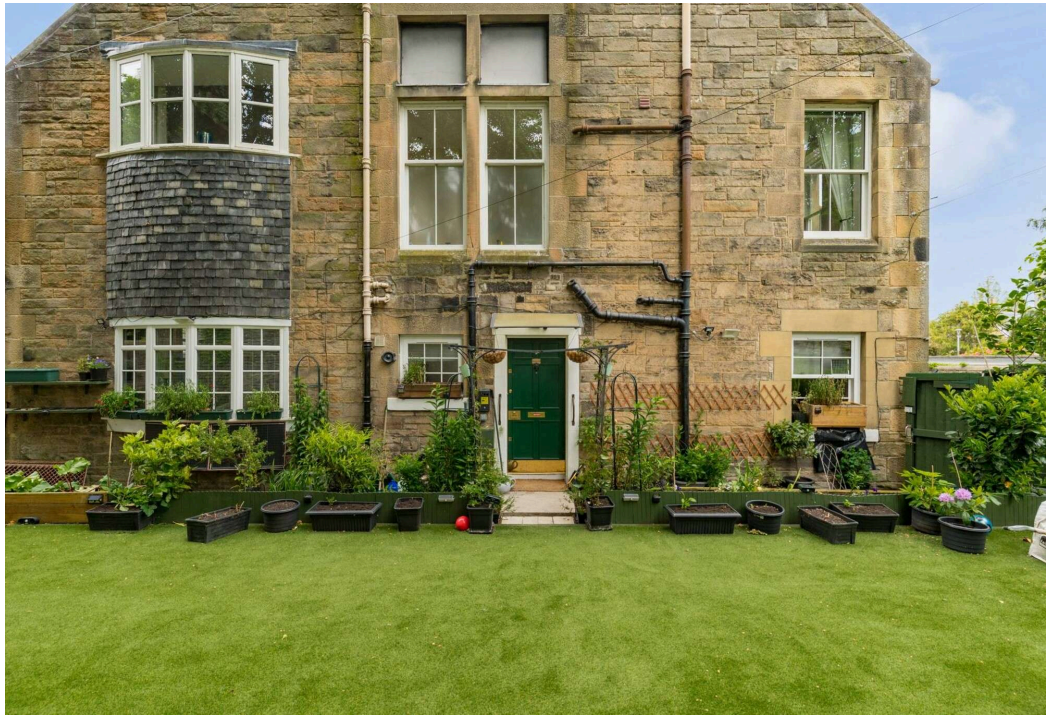








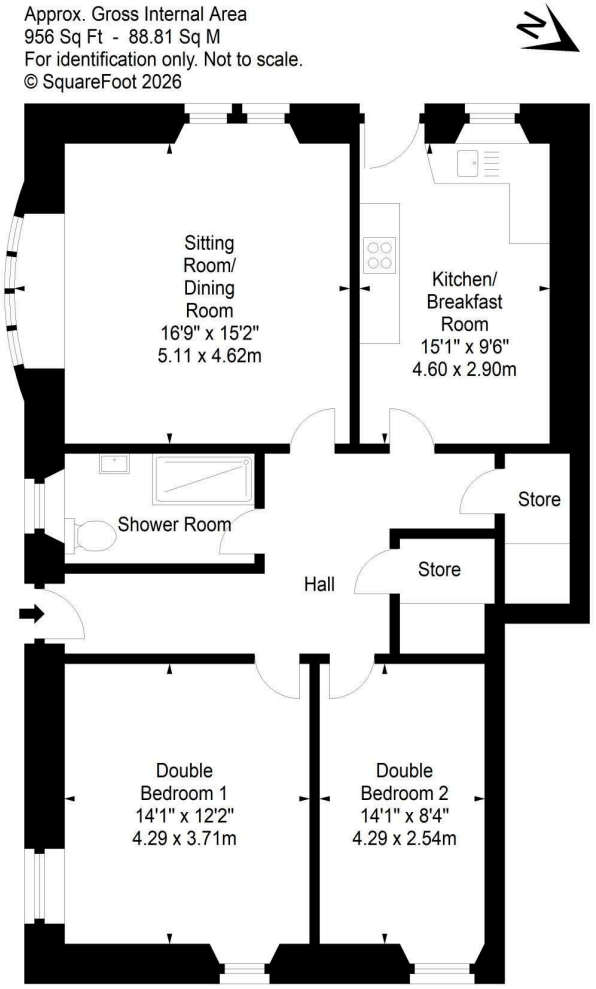




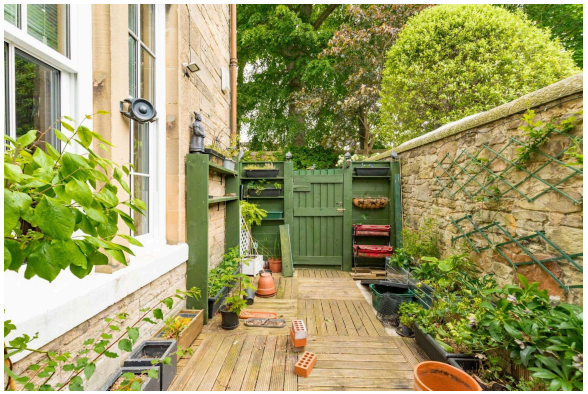
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Edinburgh, EH4 3DX

SquareFoot

Approx. Gross Internal Area
956 Sq Ft - 88.81 Sq M
For identification only. Not to scale.
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Ground Floor







DMD | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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