

COULTERS[©]

5 RAVELSTON HOUSE PARK

RAVELSTON, EDINBURGH, EH4 3LS

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Set within a quiet and established residential area of Ravelston area of Edinburgh, this attractive detached family home offers generous and versatile accommodation over two levels, together with lovely mature gardens and a large garage and driveway parking.

The property has a welcoming entrance and central hallway, leading to a particularly spacious sitting room with dual-aspect windows, attractive timber flooring and ample space for both comfortable seating and dining. French doors open into the bright conservatory, creating a lovely flow between the principal living spaces and providing a peaceful outlook over the garden.

KEY FEATURES



A well presented detached home in the Ravelston area.



Four double bedrooms, one with an en-suite.



Large front and rear gardens.



Garage and driveway parking.



Craighleith Retail Park nearby.



Excellent schools nearby.



EPC Rating - C



Council Tax Band - G





The conservatory is a wonderful addition to the accommodation, with windows on three sides overlooking the mature garden. This versatile space provides an ideal setting for relaxing, reading or enjoying the garden throughout the year.

The modern fitted kitchen is well equipped with a good range of contemporary wall and base-mounted cabinetry, complemented by generous timber-effect worktops and integrated appliances. A large window provides a pleasant outlook over the garden, while a door leads to the useful utility room. There is also a convenient ground-floor WC.

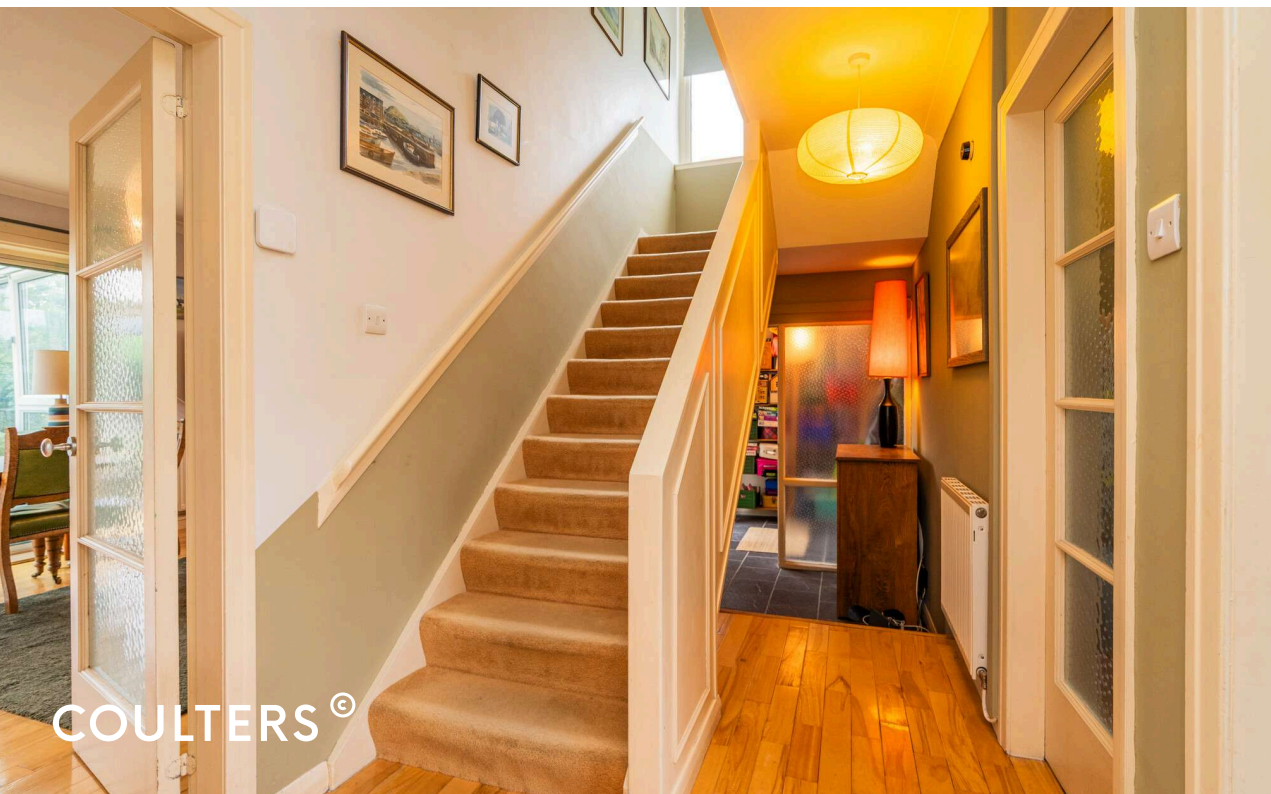
Completing the ground floor is a generous and versatile double bedroom/study, offering excellent flexibility for those seeking a fourth bedroom, home office or additional reception space.



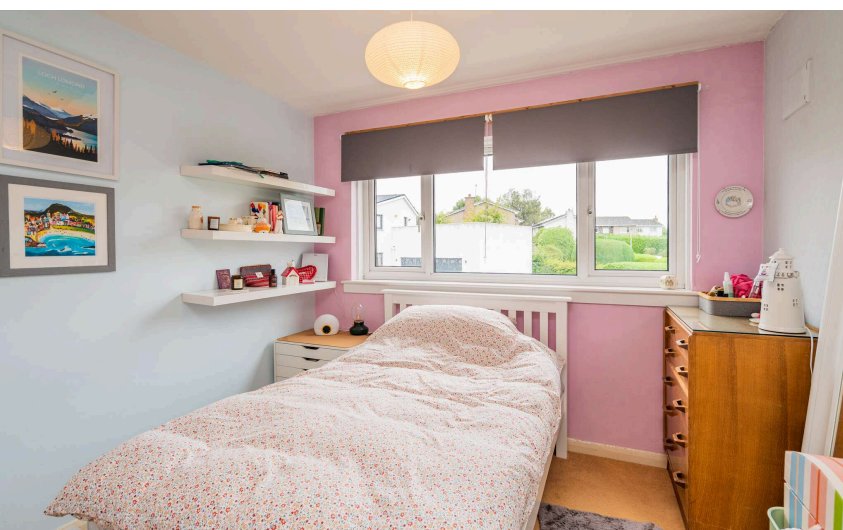
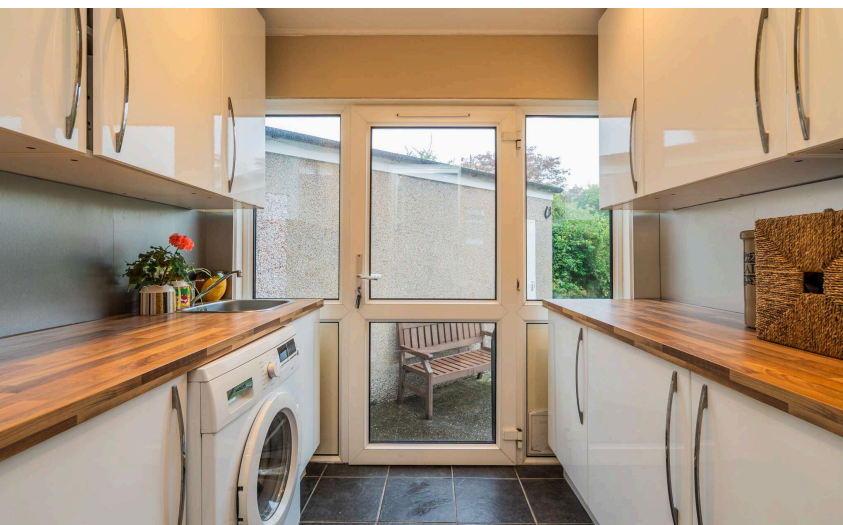


MORE INFORMATION

Upstairs, there are three further double bedrooms, including an impressive principal bedroom with a private en-suite shower room. The remaining bedrooms are well proportioned and are served by a good-sized family bathroom.



The property is complemented by beautifully established gardens, with mature trees, shrubs and colourful planting providing a good degree of privacy. The rear garden features a broad area of lawn, paved pathways and a raised timber deck, creating plenty of space for outdoor seating, gardening and entertaining.





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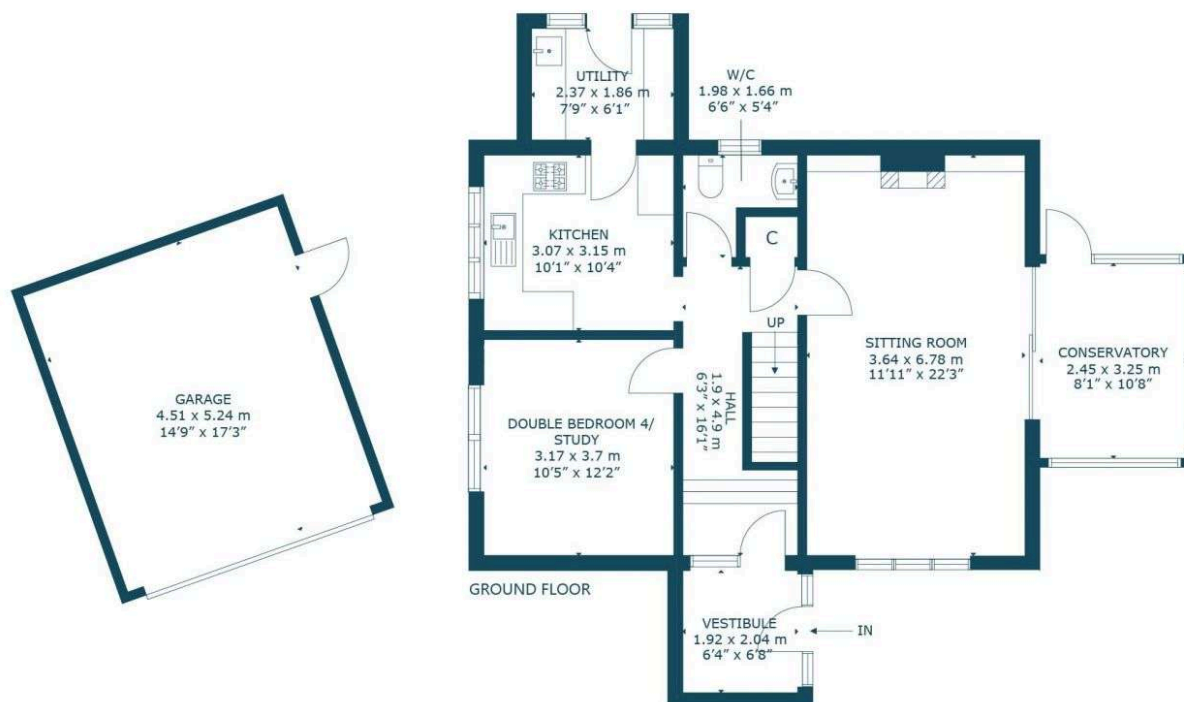
THE LOCAL AREA

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 a short 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 Blackhall Primary School and The Royal High 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 fixtures and fittings including; blinds, light fittings, carpets, fitted floor coverings and white goods are included within the sale price. Curtains are not included within the sale.



5 RAVELSTON HOUSE PARK, MURRAYFIELD, EDINBURGH, EH4 3LS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,510 SQ FT / 139 SQ M
 GARAGE 254 SQ FT / 23 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.