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11 East Court, Ravelston House Park

Ravelston | Edinburgh | EH4 3LZ

Enjoying open views from its second (top) floor position, this well proportioned two bedroom flat is located in the sought after area of Ravelston. The property further benefits from secure allocated parking and is conveniently located close to local amenities, transport links and green spaces, making it an ideal purchase for first time buyers, professionals and downsizers alike.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Landscaped grounds
-  Secure allocated carport
-  EPC Rating – D
-  Council Tax Band - D



Description

A welcoming hallway with excellent storage leads to a bright dual aspect reception room with ample space for both living and dining furniture, enjoying stunning views towards the city, Edinburgh Castle and Arthur's Seat, while a side window offers views across the Firth of Forth. The galley kitchen is fitted with a range of wall and base units with tiled splashbacks, and includes a large pantry cupboard. There are two double bedrooms, both benefiting from built in wardrobes and beautiful views towards the city, and a bathroom fitted with a white suite and an electric shower over the bath. Further benefits include electric heating and double glazing.



Extras

Included in the sale will be the integrated double oven and hob, fridge/freezer, washing machine and tumble dryer.

Gardens & Parking

There are well maintained, attractive communal garden grounds, laid to lawn with borders of shrubs and trees. The property has the added convenience of a gated, allocated car port and there is unrestricted parking on the street outside.

Factoring

The common areas, garden grounds and buildings insurance are handled by 1-14 Residents Association at a cost of approximately £914 per annum.

Viewing

By appointment through Neilsons on 0131 625 2222.





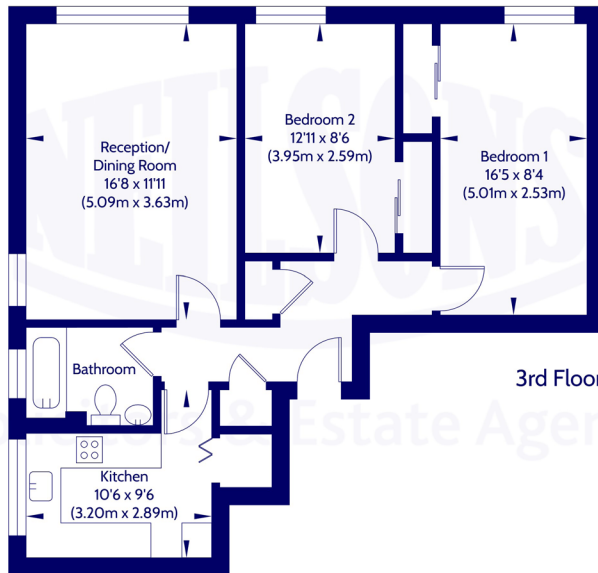
Location

Located within the prestigious Ravelston district lying North West of the city centre and only a short distance from Edinburgh's West End, cosmopolitan Stockbridge and Comely Bank. Craigleith Retail Park is closeby offering several retail shops including a Sainsbury's supermarket, Marks & Spencer and Boots. The property is within walking distance of the Water of Leith Walkway, the Gallery of Modern Art and Dean Village. Nearby are the green open spaces of Ravelston and Murrayfield golf courses, Blackhall & Orchard park as well as Inverleith Park, Royal Botanic Gardens and enjoyable walks on Corstorphine Hill. The area is also well located for anyone working at the Western General Hospital or Fettes Police Station. The property is within close proximity of well regarded schooling in both public and private sectors. Excellent bus services regularly run into the city centre and surrounding areas, and both Haymarket and Waverley Station are accessible, as is Edinburgh Airport, the Queensferry Crossing and two of the main roads in and out of the city.





Approx. Gross Internal Floor Area 66 Sq M / 716 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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