



19 Ravelston Dykes
Ravelston, EH4 3JE

Deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED HOUSE

- Sitting Room
- Dining Room
- Kitchen
- Utility/Pantry & Separate W.C.
- Three Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Driveway, Garage & Carport
- Mature Private Front & Rear Gardens
- Double Glazing & GCH
- EPC Rating – D



This elegantly presented semi-detached house sits in substantial, mature gardens and occupies a commanding position on a generous, elevated plot in a highly sought-after location in Ravelston. The property was built in 1933 and is available on the open market for the first time and has been tastefully upgraded by the current owners to create a wonderful family home. It's location offers easy access to convenient amenities, highly regarded schooling and transport links via bus or train at nearby Haymarket Station.

The accommodation on the ground floor comprises; generous, bay-windowed sitting room, dining room with marble fireplace with gas fire and French doors opening to the rear garden, stylish fitted kitchen with oak work tops and separate utility/pantry and W.C. The upper floor comprises; spacious, south-facing principal bedroom with built-in wardrobes and stylish en-suite shower room, two further well-proportioned double bedrooms and family bathroom.

A large, south-facing and neatly maintained garden lies to the rear with an Amdega summer house offering a lovely spot to relax and enjoy the sunshine. There is a further attractively landscaped garden to the front and a large driveway with turning area, garage and covered carport offer ample off-street parking. The property is fully double glazed and has gas central heating. The property has a partially floored, cathedral sized loft provides convenient storage space.

The current owners have undertaken extensive upgrades with the property being fully replumbed, rewired, oak flooring laid in multiple rooms, full redecoration and high spec bathrooms. The loft along with the garage and large plot offer scope for future extension, subject to the relevant permissions being obtained.

Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, dishwasher and lightshades. All included appliances are sold as seen with no warranty provided.





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Approx. Gross Internal Area

1588 Sq Ft - 147.53 Sq M

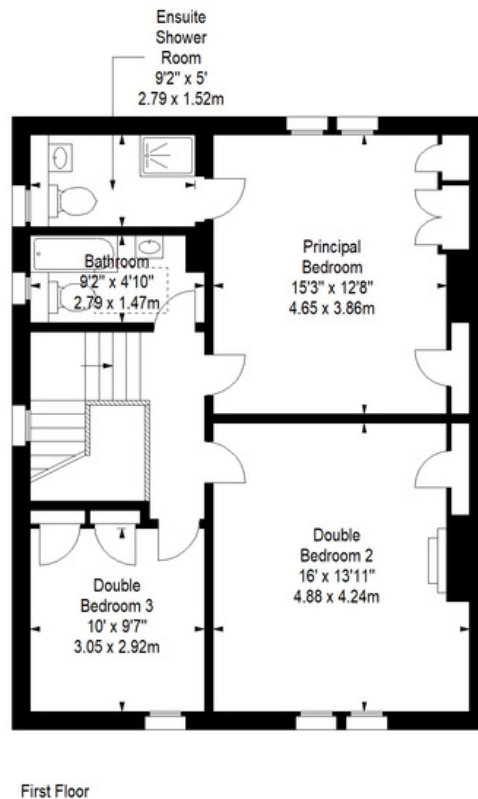
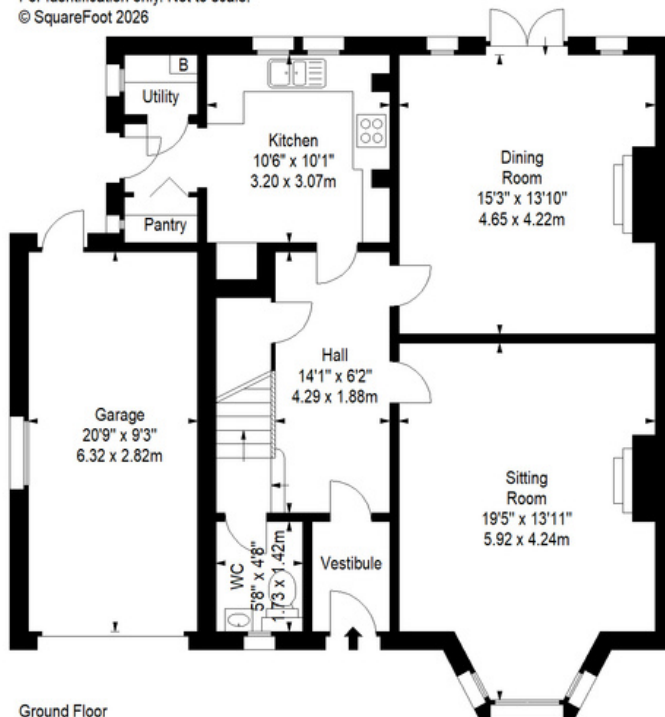
Garage

Approx. Gross Internal Area

192 Sq Ft - 17.84 Sq M

For identification only. Not to scale.

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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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