COULTERS ©

FLAT 4, 2 SUCCOTH COURT

RAVELSTON, EDINBURGH, EH12 6BZ

3 BED 1 BATH 1 PUBLIC

TAKE A LOOK INSIDE

Beautifully presented and wonderfully spacious, this impressive garden flat forms part of a highly regarded and established development in sought-after Ravelston.

Recently redecorated and benefiting from new carpets in many of the rooms, the property offers comfortable and well-proportioned accommodation, set within delightful and extensive communal grounds.

A private patio provides a lovely outdoor space, perfect for enjoying a morning coffee.

KEY FEATURES

- Spacious, beautifully presented garden flat.
- Three double bedrooms.
- Private patio and extensive, well maintained communal grounds.
- Garage and unrestricted on street parking.
- Located in the highly sought after area of Ravelston.
- Excellent local amenities nearby.
- EPC Rating - C
- Council Tax Band - F

The large sitting room is a particularly welcoming space, with views across the private patio and the surrounding grounds. A feature fireplace creates a cosy focal point, while the generous proportions provide ample room for comfortable seating.

French doors connect the sitting room with the spacious kitchen/dining room, creating a natural flow between the two areas. The kitchen is fitted with a good range of wall and base-mounted cabinetry incorporating high-quality Miele and Siemens appliances, including a hob, double oven, dishwasher, washer dryer and fridge freezer. Open to the kitchen, the dining area provides a sociable space for family meals and entertaining.

CONTINUED...

There are three charming double bedrooms, two of which enjoy an outlook over the communal grounds and benefit from convenient built-in wardrobes.

The stylish modern wet room has been upgraded in recent years and features a walk-in shower enclosure, wash hand basin and WC. A separate WC lies adjacent, with two further cupboards, while additional storage can be found within the hallway.

The property also benefits from a private garage, offering secure parking or excellent additional storage space.

Unrestricted parking is available on the surrounding streets.

EXTRAS

All fitted carpets, light fittings and kitchen appliances are included in the sale. Some additional items may be available by separate negotiation.

The factors are Trinity factors and the fee is usually between £1500 - £2000 per annum.

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THE LOCAL AREA

Ravelston is a prestigious residential area situated approximately 2 miles west of the city centre. There is a good range of local shops, bars and restaurants in nearby Stockbridge and Craigleith Retail Park offers a number of larger retail shops including a Sainsbury's supermarket, M&S and Boots to name but a few.

The Gallery of Modern Art is within easy walking distance, as is the West End. The green open spaces of Ravelston and Murrayfield golf courses and Roseburn Park are conveniently located nearby, and further recreational amenities can be found at Murrayfield Stadium and Ice Rink, and Edinburgh Zoo which are also easily accessible.

The area has several bus routes into the city centre and Haymarket rail station/tram terminus and the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, Queensferry Crossing and central motorway network.

The property is in catchment for Roseburn Primary School, St Andrew's Fox Covert RC Primary School, Craigmount High School and St Augustine's RC High School. It is of course, extremely well located for Erskine Stewart Melville Schools, and Fettes College and Edinburgh Academy are also nearby.

HOME REPORT VALUATION: £440,000

Succoth Court,
Edinburgh,
Midlothian, EH12 6BZ

SquareFoot

Approx. Gross Internal Area
1183 Sq Ft - 109.90 Sq M
Garage
Approx. Gross Internal Area
171 Sq Ft - 15.89 Sq M
For identification only. Not to scale.
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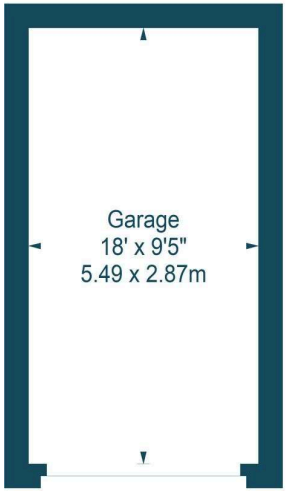
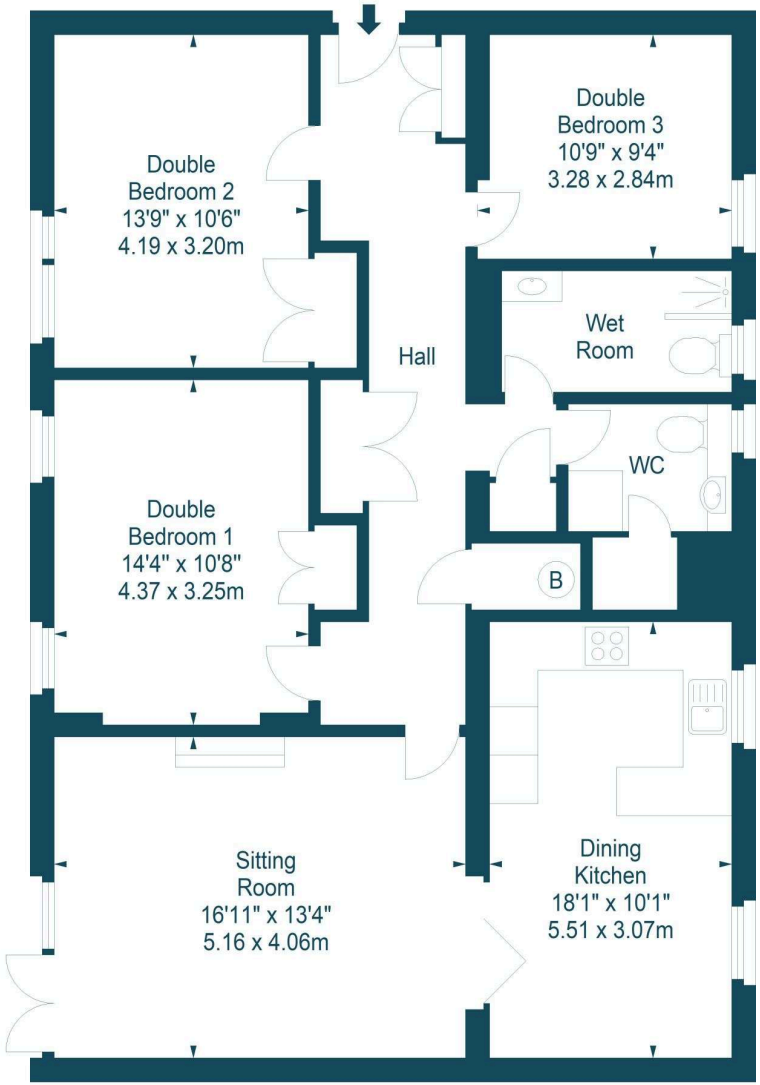


Ground Floor



Ground Floor

GET IN TOUCH

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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.