

COULTERS[©]



11B RAVELSTON PARK

RAVELSTON, EDINBURGH, EH4 3DX

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a handsome stone-built property, 11B Ravelston Park is an appealing three bedroom end-terrace home, enjoying a highly sought-after setting in Ravelston, within easy reach of Stockbridge, the West End and an excellent range of local amenities.

The property combines attractive period character with well-proportioned accommodation, private gardens to both the front and rear and two allocated parking spaces within the residents' parking area.

KEY FEATURES



Charming end terrace stone built home.



Three bright bedrooms.



Private gardens to both front and rear.



Two spaces within residents car park.



Excellent schools nearby.



Short stroll to West End and Stockbridge amenities.



EPC Rating - D



Council Tax Band - B





The property is entered via a glazed vestibule leading into a welcoming hallway with feature archway.

The generous sitting/dining room has two large astragal windows providing plenty of natural light and ample room for a dining table and multiple sofas. A fireplace provides an appealing focal point, while the room retains a number of attractive period features.

The kitchen is well planned, with a good range of fitted units and work surface space. There is a large window which overlooks the rear courtyard garden.

A carpeted staircase leads to the first floor where there are three bedrooms.



MORE INFORMATION

The principal bedroom is a well-proportioned double with a modern en-suite shower room. Bedroom two is a further double and bedroom three is currently used as a home office. A shower room completes the accommodation on this level.

To the front of the property is an elegantly landscaped garden bordered by a low hedge. To the rear, beside the entrance to the house, is a lovely paved garden, perfect for sitting and enjoying the sunshine surrounded by fence covered with clematis for privacy.

EXTRAS

The blinds, wardrobes, light fittings, shelves and white goods. Other items may be available by separate negotiation.





THE LOCAL AREA

Ravelston is a highly regarded and leafy residential area situated to the north west of Edinburgh city centre. The property's location, which is in the Dean conservation area, is well served by an excellent range of local amenities including independent shops, cafes and restaurants in nearby Stockbridge, Craigleith and the West End.

Craigleith Retail Park, with its Marks & Spencer, Sainsbury's and high street retailers, is within easy reach. Superb recreational opportunities include Ravelston Golf Club, Murrayfield Golf Club, Inverleith Park and the Royal Botanic Garden Edinburgh, all a short distance away. The Water of Leith walkway is also easily accessible and the Modern Art National Galleries are right on the doorstep.

Haymarket train station and tram stop is just a 15 minute walk away and the area is particularly well placed for access to Edinburgh International Airport and the Queensferry Crossing via the nearby arterial routes. Regular bus services provide swift access to the city centre and surrounding areas.

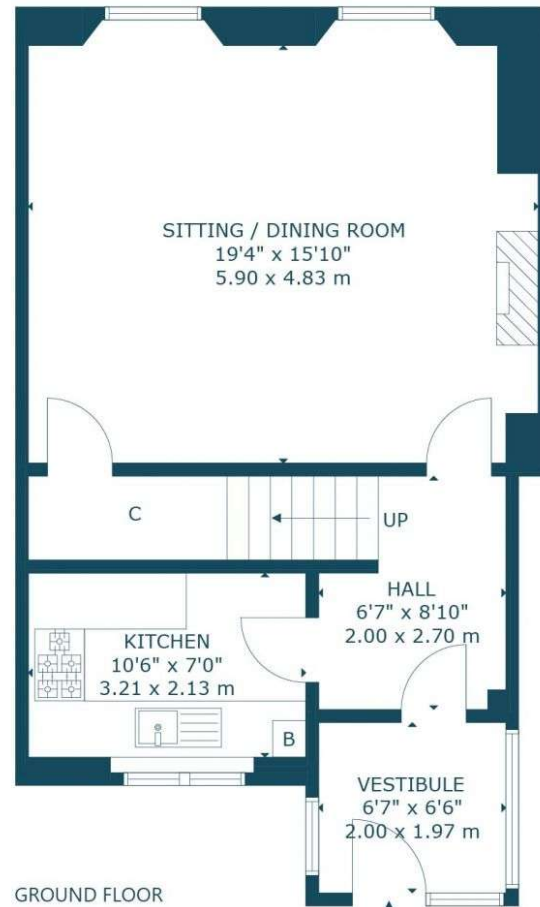
The property lies within the catchment area for highly regarded local schools including Flora Stevenson Primary School and Broughton High School, whilst a number of excellent private schools such as Fettes College, Stewart's Melville College and The Mary Erskine School are also close by.



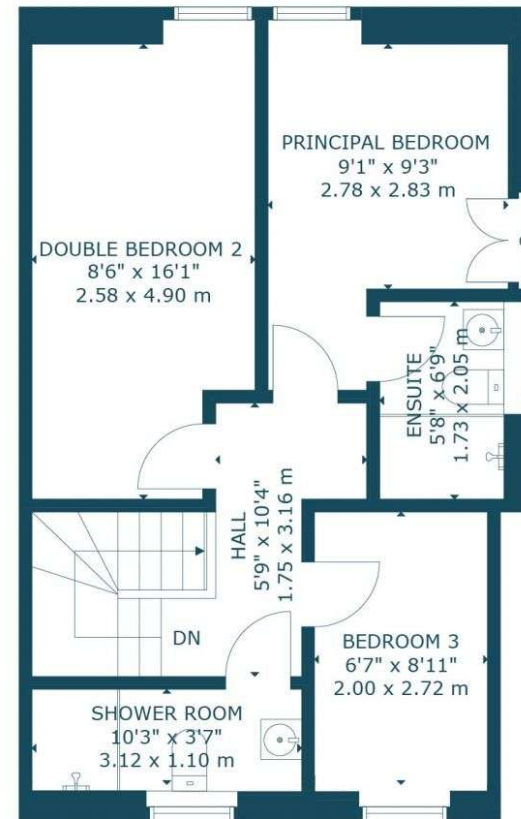


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GROUND FLOOR



FIRST FLOOR



11B RAVELSTON PARK, EDINBURGH, EH4 3DX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,084 SQ FT / 101 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.