



37 West Court, Ravelston House Park,
RAVELSTON | EDINBURGH | EH4 3NP

29 - 42 WEST COURT
RAVELSTON HOUSE PARK
PRIVATE GROUNDS
NO DOG FOULING



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Most appealing second floor apartment boasting light and spacious accommodation with far reaching views across the city skyline from a tranquil, tucked away position on a sought after development in this highly sought after area. Craigleith Retail Park and regular bus services running along Queensferry Road are within walking distance.

This lovely property offers a well presented interior nicely finished off stylish modern fittings, and neutral tone decor and floor coverings. Windows in the three main rooms allow panoramic views across the city towards Arthur's Seat. The dual aspect public room has ample free floor space for both relaxation and dining. White matt units set against a tiled surround and solid wood worktops feature within the modern fitted kitchen, where an airing cupboard provides additional storage. Both bedrooms can easily accommodate a double bed and additional furniture, whilst being fitted with deep built-in wardrobes. The bathroom is fitted out with a white suite, neutral tone tiled surrounds and an electric over-bath shower. Two handy cupboards are located off the entrance hallway.

Beautifully maintained communal grounds comprising stretches of lawn and mature trees and bushes are there for use by the residents. This flat has a private car port nearby and plenty of parking spaces are to be found within the cul-de-sac.

- Fabulous city skyline views
- Exceptionally light and spacious dual aspect living/dining room
- Well fitted kitchen
- Two good sized double bedrooms
- Built-in wardrobe space in each bedroom
- Bathroom with electric shower
- Double glazing
- Electric heating
- Security entryphone system into communal stair
- Beautifully landscaped shared gardens
- Private car port No 55
- Residents car park
- Factored development
- Great local transport links and amenities

PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.

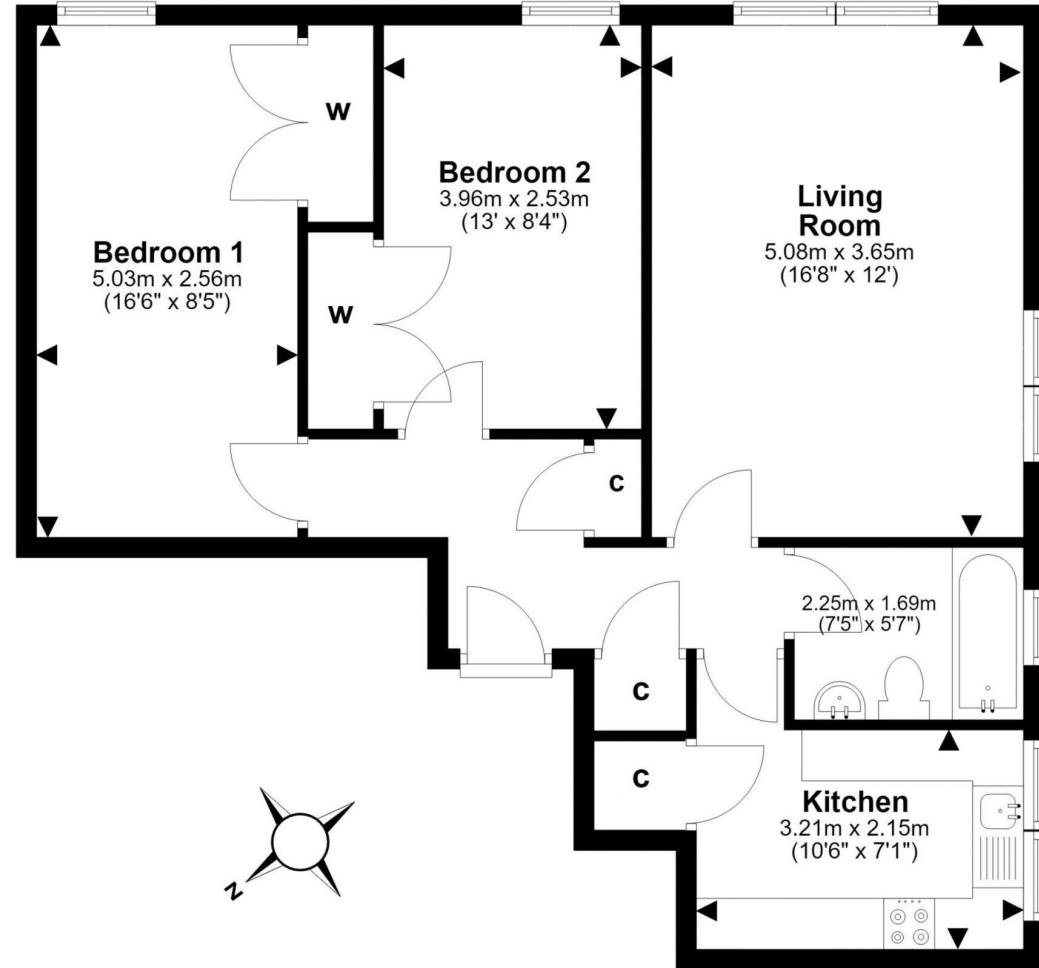


Council tax D. Energy Rating C
Factor - approx £50.40 per month- Charles White

All fixtures, fittings, integrated kitchen appliances, blinds and book cases in all the rooms will be included in the sale. Other items of furniture are available under separate negotiations

Ravelston is situated within a well established and highly sought after residential area approximately 1.5 miles to the west of Edinburgh's centre, allowing easy access to the city's excellent shopping and entertainment venues yet also being conveniently located for the City Bypass, Edinburgh International Airport and central Scotland's motorway network. For the sports enthusiast there are golf courses at Ravelston and Murrayfield, several sports clubs, an ice rink and the renowned Murrayfield Rugby Stadium close at hand. There are also pleasant walks in Ravelston Woods and Corstorphine Hill, plus easy access to walks along the Water of Leith and extensive local cycle paths. Craigmile Retail Park, including Sainsbury and Marks & Spencer, is located at the foot of nearby Craigmile Crescent.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.