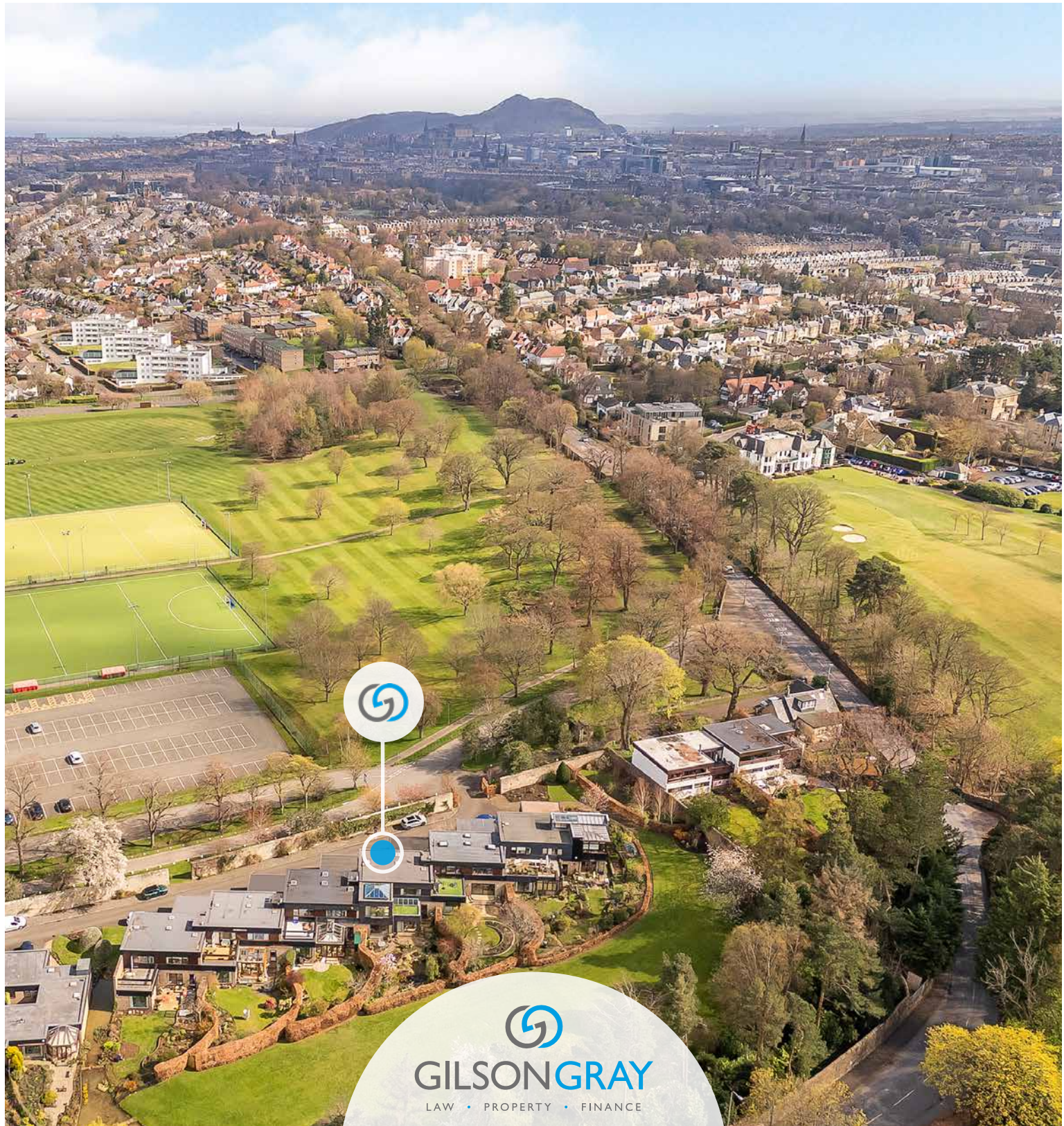


# 73 RAVELSTON DYKES ROAD

Ravelston, Edinburgh, EH4 3NU



  
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The affluent suburb of Ravelston is popular among families and professionals owing to its tranquil ambience, fantastic amenities and proximity to some of the capital's most beautiful parks and green spaces



# 73 RAVELSTON DYKES ROAD

Welcome to a superior four/five-bedroom executive house that forms part of a prestigious modern development with a picturesque setting in sought-after Ravelston, offering luxurious accommodation spread over 2361 square feet, sheltered private parking, and mature gardens.

## GENERAL FEATURES

A superior executive house covering 2361.7 sq. ft.  
Forms part of an exclusive modern development  
Picturesque setting in sought-after Ravelston  
Luxurious accommodation with neutral styling  
EPC Rating - C | Council Tax band - H

## ACCOMMODATION FEATURES

Entrance hall with generous storage and a WC  
Expansive, open-plan living/sitting room  
Versatile snug/garden room with sunny aspect  
Dining room that is openly connected to kitchen  
Well-appointed, modern breakfasting kitchen  
Separate utility room with rear garden access  
Naturally-lit landing with an airing cupboard  
Impressive king-size principal suite with a:  

- Wall-to-wall, built-in wardrobe
- Private sunroom with Juliet balcony
- Contemporary en-suite shower room

 Three additional double bedrooms  
Versatile study/additional double bedroom  
Luxurious three-piece family bathroom  
Electric underfloor heating in select rooms

## EXTERIOR FEATURES

Exquisite mature gardens to the front and rear  
Direct access to a vast communal garden  
Private carport that includes a large store





  
73 RAVELSTON  
DYKES ROAD

**PROPERTY NAME**

73 Ravelston Dykes Road

**LOCATION**

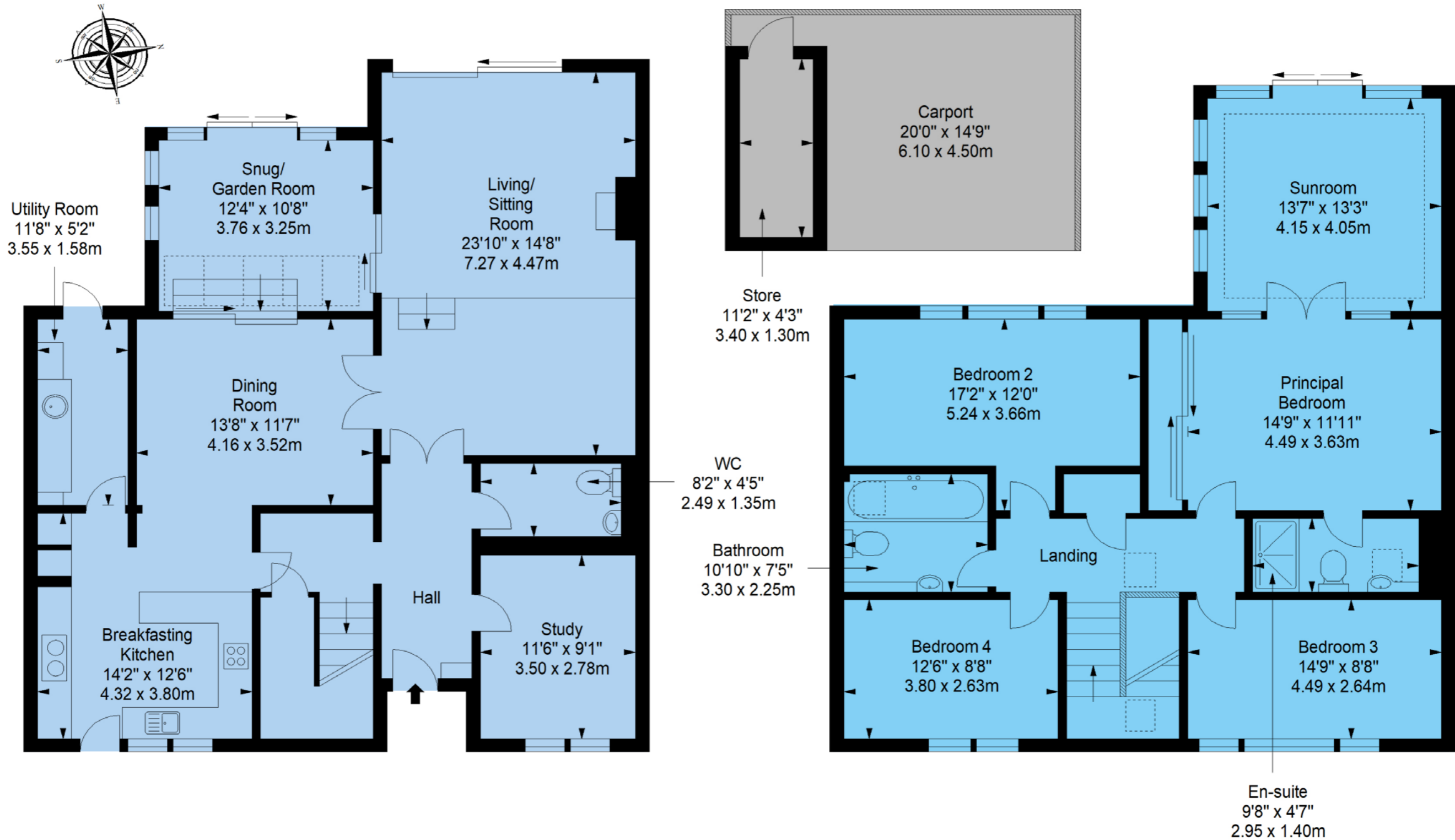
Ravelston, EH4 3NU

● GROUND-FLOOR ● FIRST-FLOOR ● STORE & CARPORT

**APPROXIMATE TOTAL AREA:**

219.4 sq. metres (2361.7 sq. feet)

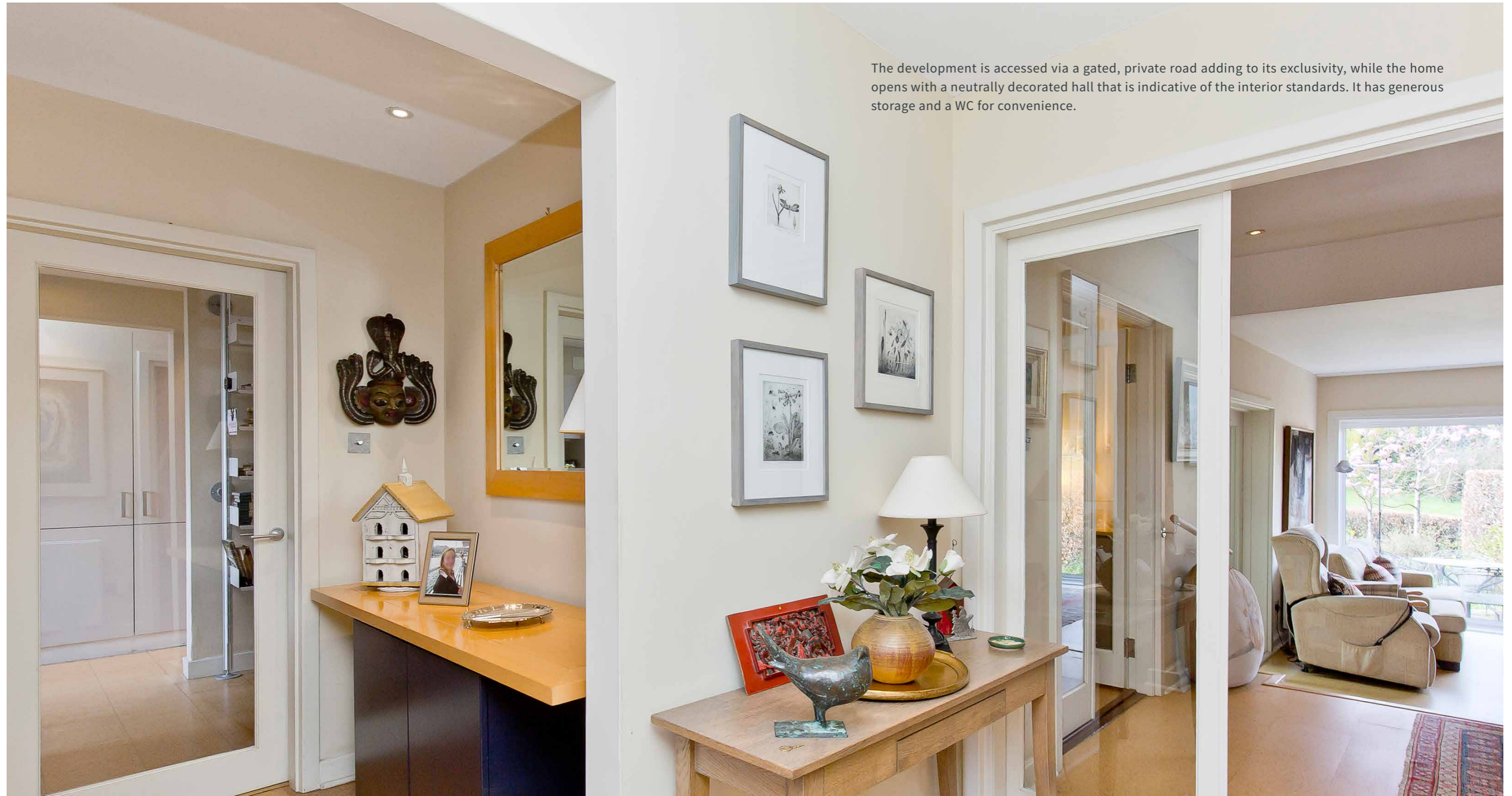
The floorplan is for illustrative purposes.  
All sizes are approximate.



# EXCLUSIVE

family home with high levels of luxury

This modern four/five-bedroom house is a stunning family home that forms part of an exclusive terraced development set on a peaceful cul-de-sac besides the local golf clubs of Ravelston. It is an idyllic location for families that offers convenience and a semi-rural ambience whilst remaining in the city of Edinburgh. The home has wonderfully bright and spacious interiors with attractive neutral styling, boasting three reception rooms, a well-appointed breakfasting kitchen, and a most impressive principal suite with a unique sunroom. It includes a high-end bathroom, en-suite, and WC, as well as a carport and exceptional gardens befit a house of this stature. In short, this property is a grand home that will be in very high demand.



The development is accessed via a gated, private road adding to its exclusivity, while the home opens with a neutrally decorated hall that is indicative of the interior standards. It has generous storage and a WC for convenience.

# THREE RECEPTION ROOMS



## Open-plan living/ sitting room

Expanding over 341 square feet, the open-plan living/sitting room is the expansive heart of the home. It is cleverly zoned into two sections via a small staircase, enjoying a wonderful amount of space and freedom of use, as well as a soothing neutral palette. A modern, built-in fireplace frames the living area, while oversized patio doors capture lots of light and inspiring garden views.

Double doors also connect to an adjacent dining room which is the perfect size for family meals and special occasions.

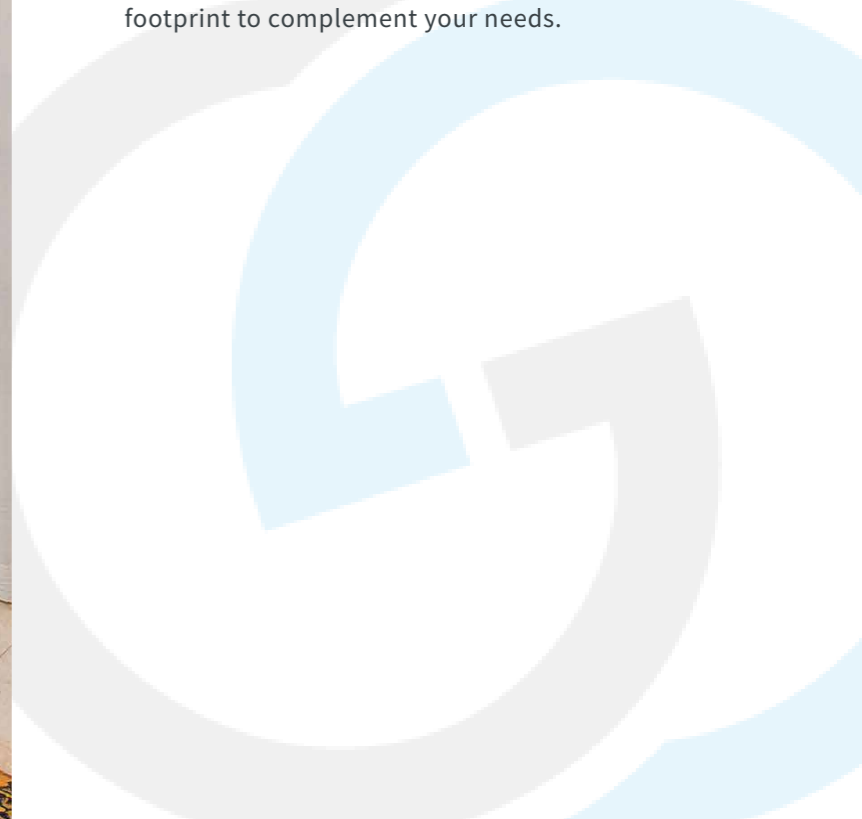


# VERSATILE SNUG/ GARDEN ROOM

with sunny aspect



There are also sliding doors to a charming snug/garden room that has a sunny aspect and a versatile footprint to complement your needs.



# MODERN BREAKFASTING KITCHEN

The kitchen is a practical and generously appointed space. It has a modern design too, fitted with sleek, handle-less cabinetry and deluxe composite worktops that include a breakfast bar return. It comes with an Aga cooker and a selection of integrated appliances that cement the streamlined look. A neighbouring utility room ensures a quiet setting for laundry.



**Openly connected to the dining room and  
with direct access to the front garden**

# IMPRESSIVE PRINCIPAL SUITE



The principal suite stands above the competition, bringing homeowners the very best. This king-size space has a wall-to-wall wardrobe for generous clothes storage and it includes a contemporary en-suite shower room with a walk-in (rainfall) shower enclosure.



**"...bringing  
homeowners  
the very best."**



## Brightly lit PRIVATE SUNROOM



Furthermore, glazed doors open the bedroom into an equally large, private sunroom which is brightly lit by a pyramidal rooflight and dual-aspect windows, including sliding doors to a Juliet balcony that overlooks the magical rear garden. The unique hanging bird sculpture is included too, bringing artistic flair to the room. Altogether, it is a truly enviable space.



# JULIET BALCONY OVERLOOKING THE MAGICAL REAR GARDEN





## Three further double bedrooms

Maintaining the impeccable standards, the home's four double bedrooms offer space and flexibility. If families require an additional double bedroom, there is a flexible ground-floor study as well – perfect for working from home, for easy accessibility or as a guest's room.

# THE BATHROOMS

## Style, luxury, and high-specification finishings

In addition to the WC and en-suite, the home has a high-spec first-floor family bathroom which offers style and luxury. It features a hidden-cistern toilet, a towel radiator, a storage-set washbasin with counterspace, a large fitted mirror, and a deep-soaking double-ended bathtub. For added comfort, the property has electric underfloor heating in the bathroom and snug/garden room.





# GARDEN & PARKING

To the front, the property has a carport providing sheltered parking and a large store. Meanwhile, enclosed gardens flank the home, coming laid with low-maintenance paving and mature plants to create exquisite outdoor spaces.





**Designed for summer dining, the rear garden is very scenic, especially with its large pond adding to its natural beauty.**





Furthermore, there is direct access to the sprawling communal garden beyond, where there is another water feature enveloped by manicured greens (all shared exclusively by the development).



# RAVELSTON, EDINBURGH



Positioned just over a mile west of Edinburgh city centre, the affluent suburb of Ravelston is popular among families and professionals owing to its tranquil ambience, fantastic amenities and proximity to some of the capital's most beautiful parks and green spaces, including Ravelston Woods. The area is served by excellent shopping and retail, particularly at Craigmile Retail Park, which is home to a Sainsbury's superstore and several major outlets. Residents have a wealth of outdoor and fitness pursuits right on their doorstep, from a round of golf at Ravelston or Murrayfield Golf Club, to various sporting activities at Ravelston Sports Club. The area is also just minutes' walk from the Scottish National Gallery of Modern Art (Modern One and Two) and from here the picturesque Water of Leith Walkway provides a peaceful route through Dean Village and into cosmopolitan Stockbridge. The property falls within the catchment area for excellent state schools and is also convenient for numerous independent schools, particularly ESMS and St George's School for Girls. The area benefits from ideal bus links into the city centre; the nearest tram stop at Murrayfield offers swift, direct travel into the city centre via Haymarket train station, and to Edinburgh International Airport.





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