

5 Queensferry Terrace, Ravelston, Edinburgh, EH4 3EQ



5 Queensferry Terrace | Ravelston | Edinburgh | EH4 3EQ

Asking Price: Offers Over £835,000

Description

A rare opportunity to acquire an elegant Victorian corner townhouse in Edinburgh's prestigious and sought after Ravelston area. Extending to approximately 4,564 sq ft (424 sq m) over three levels, the property benefits from planning consent for residential use, creating a rare opportunity to deliver a magnificent family home in one of Edinburgh's most sought-after addresses. Dating from the early 1900's the property benefits from a huge amount of versatile living space, off street parking driveway and generous wrap around gardens extending to three sides. The property combines historic character with the potential to create high quality living accommodation. Original architectural features include generous ceiling heights, bay windows, decorative cornicing, impressive original wooden staircase extending to all three floors, and light filled room proportions typical of Edinburgh's Victorian housing stock. Comprising a series of spacious rooms across all levels, its generous layout and flexibility provides excellent scope to create a wonderful family home.

Features

- Prestigious Ravelston location within one of Edinburgh's most desirable residential districts
- Substantial Victorian villa with planning consent for residential use
- Extending to approx 4,564 sq ft (424 sq m)
- Rare opportunity to create a substantial family home in a prime Edinburgh address
- Elegant Victorian architecture with attractive period features
- Flexible accommodation with a variety of layout options
- Generous wrap around gardens extending to three sides
- Driveway
- Located close to Edinburgh City Centre, Haymarket Station, Murrayfield Stadium and the Scottish National Gallery of Modern Art
- Walking distance to Edinburgh City centre and Stockbridge
- Close to restaurants, cafes, financial district and cultural attractions
- Gas-fired central heating system



Location

Ravelston is one of Edinburgh's most prestigious and established residential neighbourhoods, situated approximately 2 miles west of the city centre. Renowned for its elegant Victorian and Edwardian villas, tree-lined streets and generous green spaces, the area is highly regarded among families, professionals and international buyers seeking a prime Edinburgh address. Residents benefit from excellent connectivity to the city centre, Edinburgh Airport and the wider motorway network, together with immediate access to a range of high-performing schools, including the nearby Erskine Stewart Melville, Fettes College and St George's School for Girls. The area is also well served by local amenities, independent retailers, cafés, leisure facilities and recreational destinations including Murrayfield and Ravelston Golf Clubs, the Water of Leith Walkway and the Scottish National Gallery of Modern Art. Combining a peaceful residential environment with exceptional accessibility, Ravelston remains one of Edinburgh's most desirable and resilient residential markets.

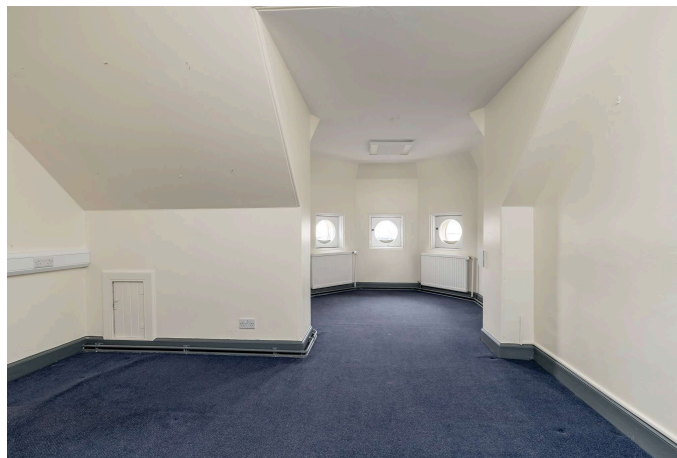
EPC Rating: D

Viewing

For viewing information or further details on this property please contact us on 0131 557 3188.

Additional Information

The planning application ref 25/05906/FUL, including proposed plans, can be viewed via the Edinburgh City Council Planning Portal. The proposed plans are also available from Connor Malcolm.



Queensferry Terrace,
Edinburgh,
Midlothian, EH4 3EQ



Approx. Gross Internal Area
4564 Sq Ft - 424.00 Sq M
(Including Boiler Room)
For identification only. Not to scale.
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

