


COULTERS<sup>©</sup>

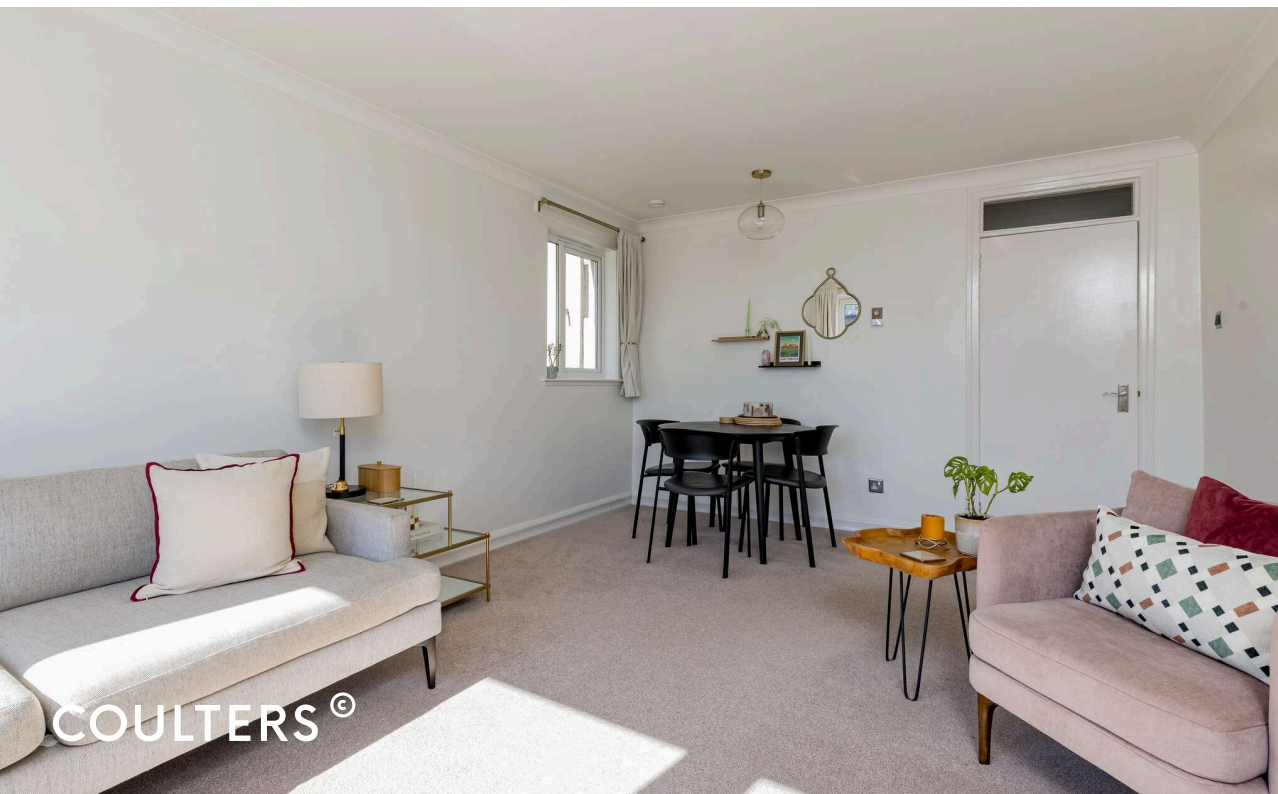
# 29 WEST COURT,

RAVELSTON HOUSE PARK, RAVELSTON, EDINBURGH, EH4 3NP

 2 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

29 West Court is an immaculately presented, well proportioned ground floor flat located in the sought after area of Ravelston. The home has been lovingly upgraded by the current owner to create tasteful, contemporary spaces throughout.

The bright, dual aspect sitting room is flooded with natural light and offers plenty of space for both a comfortable seating area and a dining table with chairs.

## KEY FEATURES



Immaculately presented and beautifully upgraded ground floor flat.



Two delightful double bedrooms, both with fitted wardrobes.



Well maintained communal grounds.



Car port and unrestricted on street parking.



Located in the sought after area of Ravelston.



Within walking distance of local amenities and the city centre.



EPC Rating - E



Council Tax Band - D



Fitted with wall and base mounted cabinetry, the stylish fitted kitchen has a Neff oven and induction hob, in addition to a fridge/freezer, along with plenty of worktop space. There is a large pantry cupboard providing additional storage. There are two bright double bedrooms, both with fitted wardrobes and decorated in a contemporary colour palate. The contemporary shower room has a large shower enclosure, WC, wash hand basin and heated towel rail. Further storage is available in the form of two good sized cupboards in the hall. The home has under floor electric heating (and radiators in the sitting room) along with double glazing.

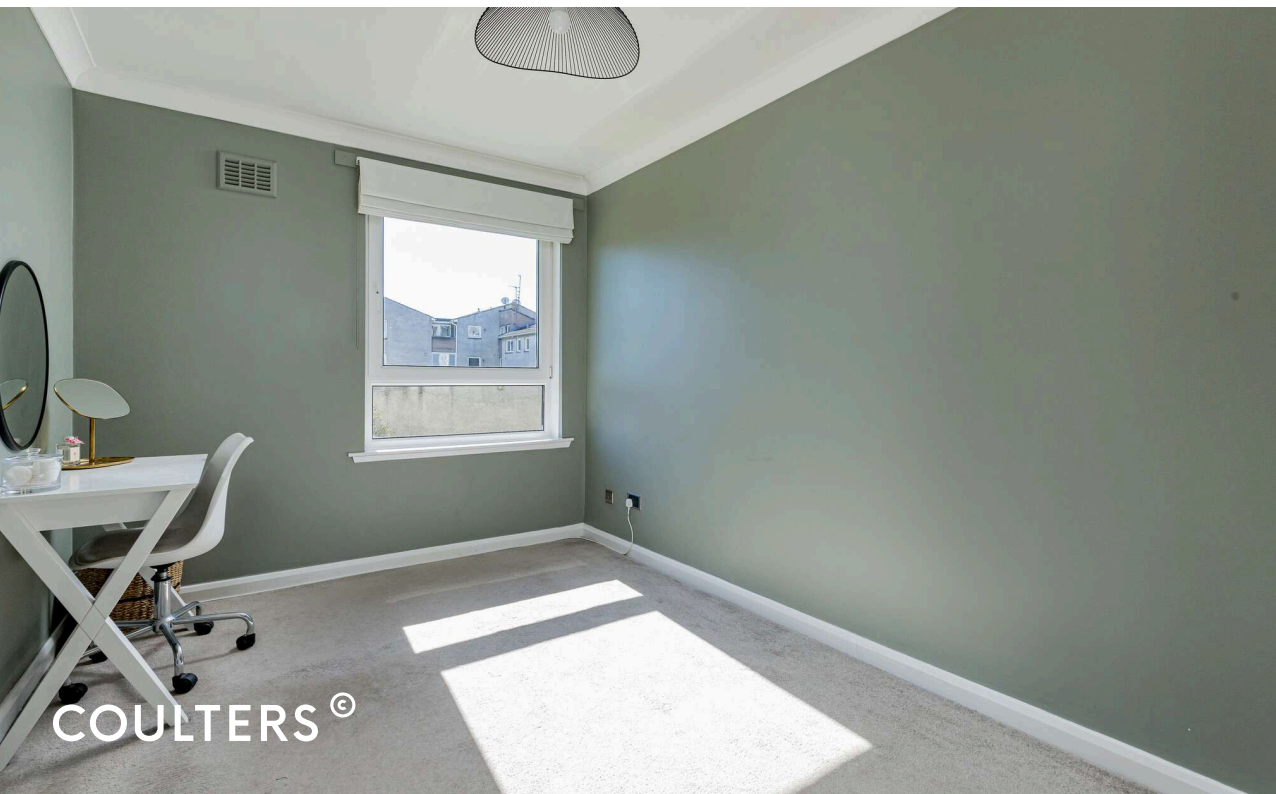
Externally there are well tended landscaped grounds surrounding the building, mainly laid with lawn and borders. There is a car port with the property and unrestricted parking is available on the street outside.





## 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 Blackhall Primary School, St Andrew's Fox Covert RC Primary School, The Royal High Secondary School and St Augustine's RC High School. It is of course, extremely well located for Erskine Stewart Melville, Fettes College and Edinburgh Academy are also nearby.



## EXTRAS

All blinds, light fittings, fitted flooring and kitchen appliances (except the washing machine) are included in the sale price. Please note that for sentimental reasons, the small shelves in the sitting room will not be included in the sale.

The factors are Charles White and the monthly factoring fee is approximately £50.

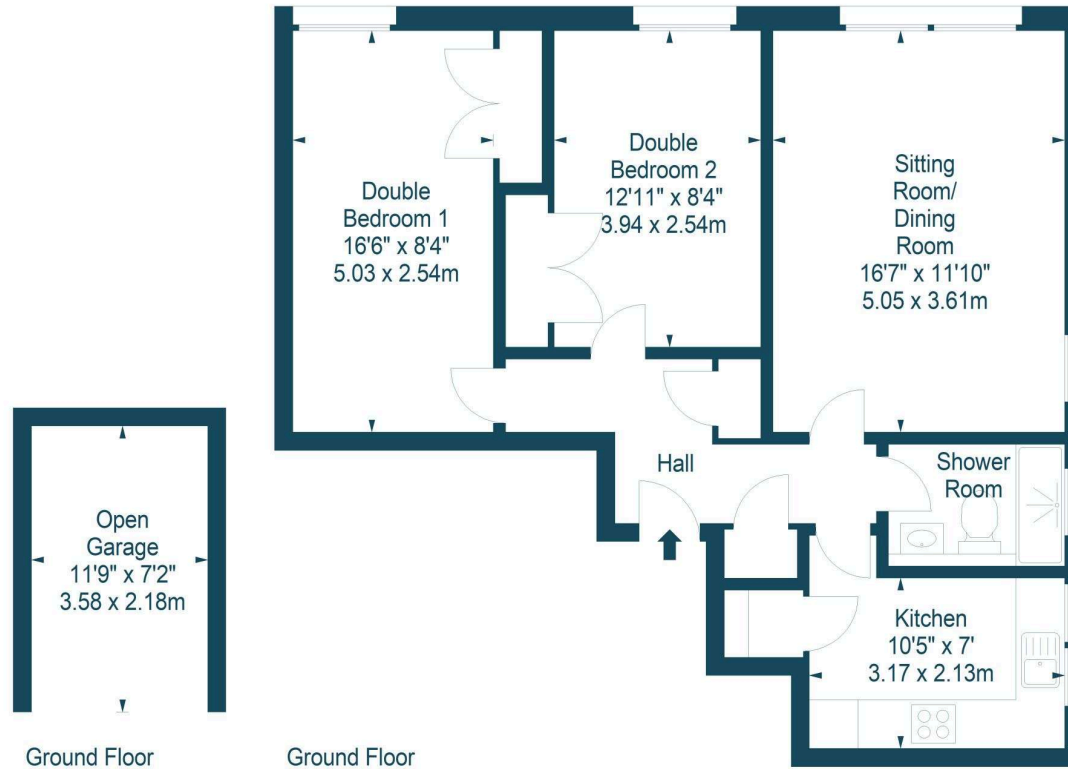
**HOME REPORT VALUATION: £240,000**



West Court,  
Ravelston House Park,  
Edinburgh,  
Midlothian, EH4 3NP



Approx. Gross Internal Area  
710 Sq Ft - 65.96 Sq M  
Open Garage  
Approx. Gross Internal Area  
85 Sq Ft - 7.90 Sq M  
For identification only. Not to scale.  
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## 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.