

1 West Court

RAVELSTON HOUSE PARK, EDINBURGH, EH4 3NP



*SPACIOUS 2 BED GROUND FLOOR APARTMENT IN
A FANTASTIC RESIDENTIAL AREA*



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CHAIN FREE! McEwan Fraser Legal are delighted to present to the market this most appealing ground floor flat, positioned to the front of the building with a pleasant outlook out across the well kept communal grounds.

The generous sized bright lounge/dining room has windows on two elevations. The kitchen features a range of units providing plenty of worktop space and an integrated electric oven, extractor and ceramic hob. There are two double bedrooms, each fitted with a double built-in wardrobe. Two cupboards located off the hall provide further storage space. A family bathroom completes this lovely accommodation.

Further benefits include double glazed windows and security entry into the communal stair. The sweeping lawns of the communal gardens are well kept and a gate leads directly into Ravelston woods. A private carport is located a short walk away and there are plenty of residents' parking spaces within the cul-de-sac.

the lounge







bedroom 1





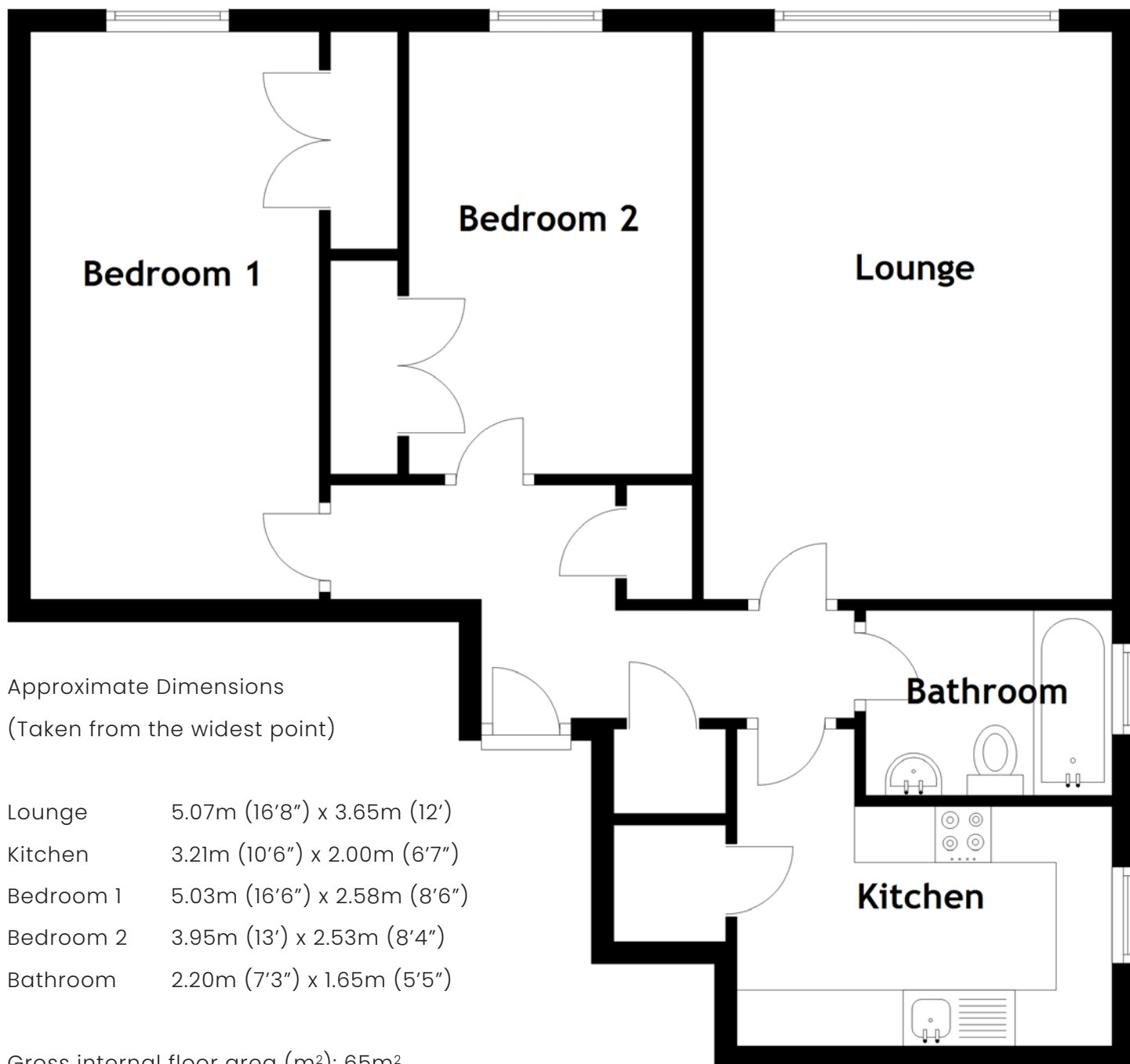
bedroom 2





bathroom







SCOTTISH NATIONAL GALLERY OF MODERN ART

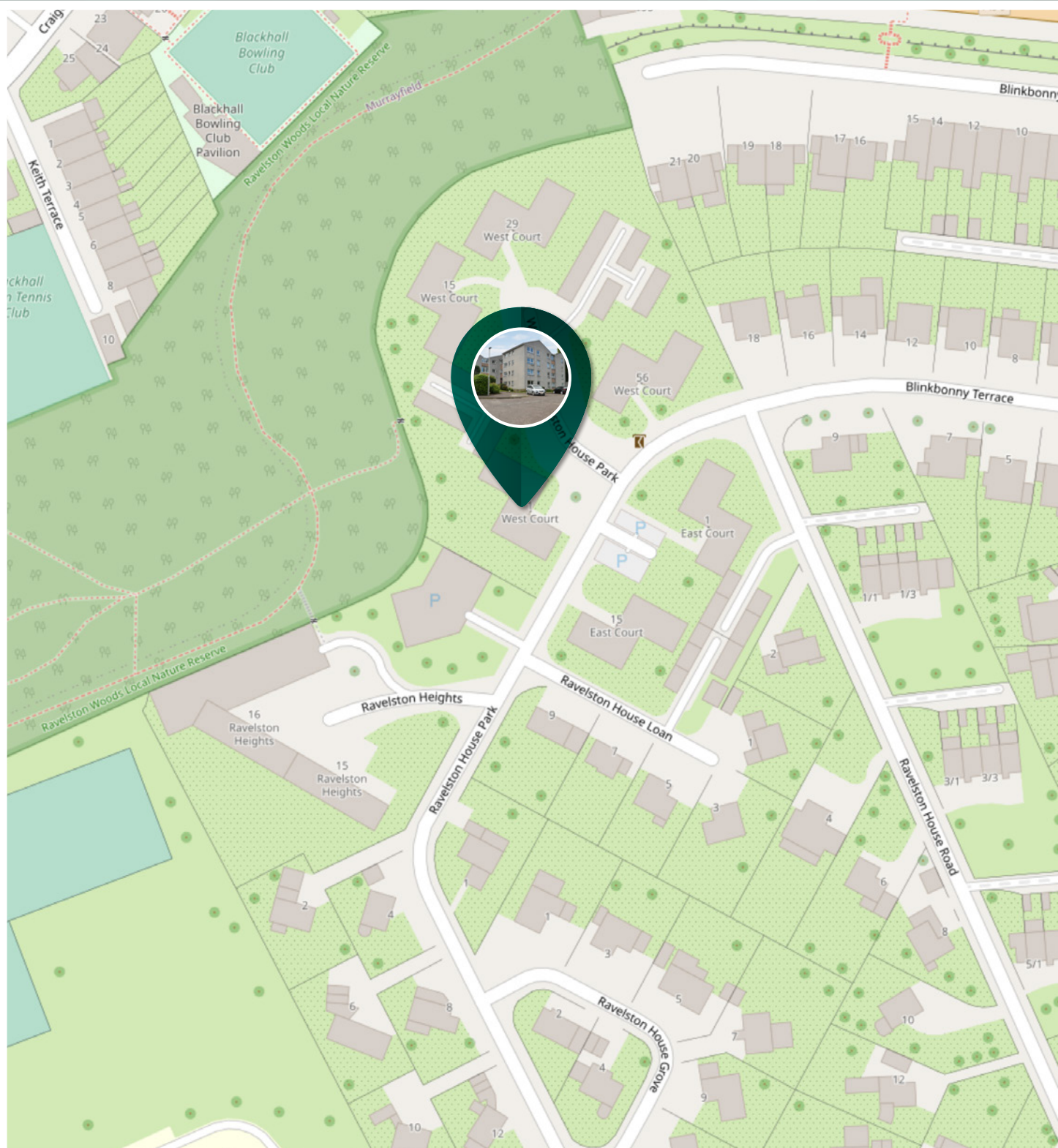
Ravelston is one of Edinburgh's most sought after residential areas situated approximately one and a half miles to the North West of the city centre of Edinburgh.

The location allows easy access into the city yet is also conveniently placed for the City Bypass, Edinburgh International Airport and central Scotland's motorway network.

Leisure and recreational facilities in the area include golf courses at Ravelston and Murrayfield, several sports clubs, an ice rink, easy access to walks along the Water of Leith, Ravelston Woods and Corstorphine Hill, extensive local cycle paths and the renowned Murrayfield Rugby Stadium. Craigleith Retail Park, including Sainsbury and Marks & Spencer, is located at the foot of Craigleith Crescent.

The area is popular with families with excellent schools in both state and private sectors being easily accessible.

The Location



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Part
Exchange
Available



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