

12 Ravelston House Road

EDINBURGH, EH4 3LW



The Property

McEwan Fraser Legal is delighted to present an exclusive detached home in the prestigious Ravelston area of Edinburgh. This opportunity is a remarkably secluded home offering exceptional privacy and potential.

In its existing form, which requires significant modernisation, the property features a spacious lounge with a dedicated dining area, highlighted by a large window



overlooking the garden. A conservatory with double doors opens onto a charming courtyard, creating an inviting flow between indoor and outdoor spaces. The ground floor also includes a breakfast kitchen, family room, utility room, and shower room.

The upper level currently offers four double bedrooms and a family bathroom, with attic access providing additional storage or development potential.

CURRENT LAYOUT



CURRENT LAYOUT

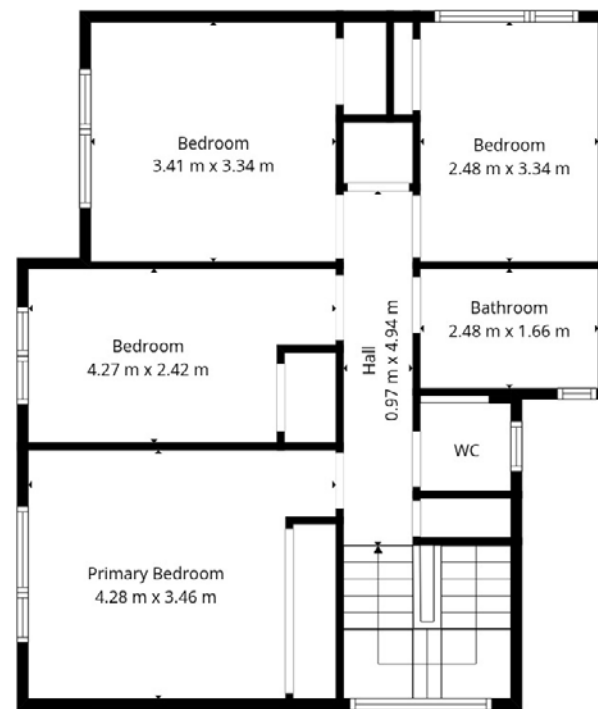


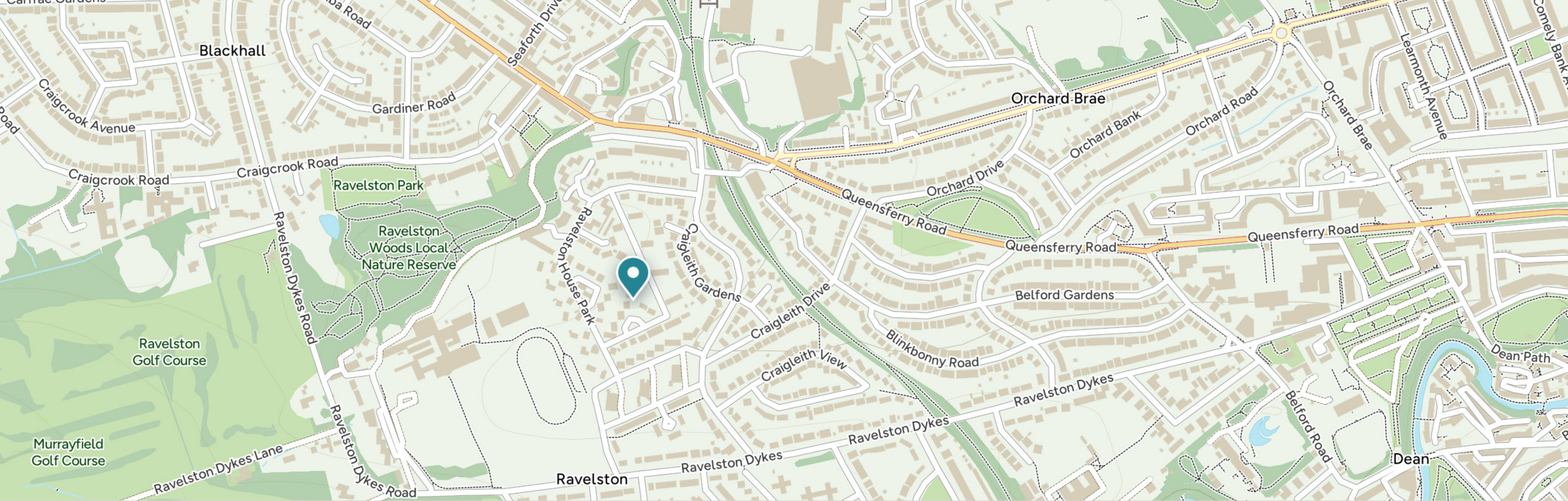
CURRENT LAYOUT



FLOOR PLAN

Gross internal floor area (m²): 179m²
EPC Rating: E





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The Location

Ravelston is a highly sought-after area located just 2 miles from Edinburgh City Centre. Excellent bus and road links connect the property to the Queensferry Crossing, Edinburgh International Airport, Haymarket Station, the City Bypass, and the M8 motorway, making it ideal for commuters. Nearby amenities include a retail park, featuring Sainsbury's, Marks & Spencer, and Boots, while Comely Bank and Stockbridge offer a vibrant mix of independent cafes, restaurants, and boutiques coupled with a Waitrose supermarket.

Cultural and recreational attractions are close at hand, including the Scottish Gallery of Modern Art, Murrayfield Stadium, and Ice Rink, and both Murrayfield and Ravelston Golf Clubs. The Water of Leith walkway offers scenic paths for walking and cycling.

The property also benefits from excellent schooling options, within catchment for Blackhall Primary School and Royal High Secondary School, as well as several leading private schools such as Stewart's Melville College, The Mary Erskine School, St George's School for Girls, Fettes College, and The Edinburgh Academy.





Potential Layout



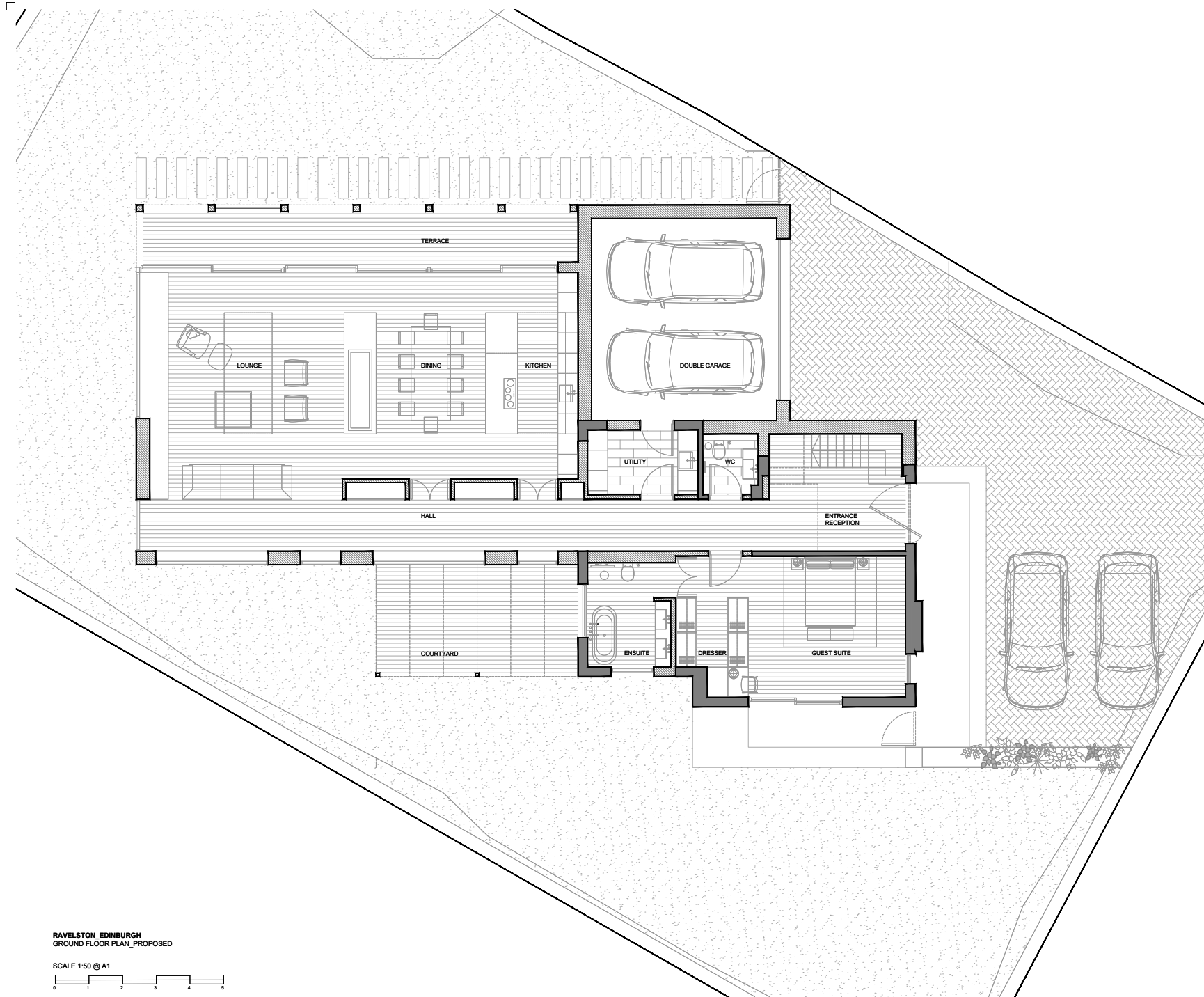
GROUND FLOOR

- Expansive open-plan kitchen, dining, and lounge area designed for modern living and entertaining
- Bedroom 1: Guest suite with en-suite and dressing area ideal for family or visitor
- Utility room and WC for added practicality
- Double garage offering secure parking and ample storage
- Seamless indoor-outdoor flow with a central courtyard maximizing natural light and connection to nature

FIRST FLOOR

- Bedroom 2: Luxurious master suite with en-suite, dressing area and a large private terrace overlooking the grounds
- Bedroom 3: Further en-suite accommodation
- Bedrooms 4: Generously sized double room
- Bedrooms 5: Generously sized double room
- Main bathroom serving the additional bedrooms

POTENTIAL LAYOUT



RAVELSTON, EDINBURGH
GROUND FLOOR PLAN, PROPOSED

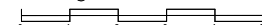
SCALE 1:50 @ A1

POTENTIAL LAYOUT



RAVELSTON, EDINBURGH
FIRST FLOOR PLAN, PROPOSED

SCALE 1:50 @ A1





Set in one of Edinburgh's most desirable residential locations with a design that truly unlocks its full potential. This architectural vision transforms this property into a sophisticated, high-end contemporary home, blending elegance with functionality.

A rare opportunity in Ravelston with architectural plans to transform into a stunning modern home. Perfect for those seeking a blend of seclusion and proximity to central Edinburgh in a desirable location. Viewing is a must!