

# 8/2 Ravelston Terrace

RAVELSTON, EDINBURGH, EH4 3EF



*ELEGANT THREE-BEDROOM FIRST FLOOR FLAT  
WITHIN A CONVERTED PERIOD HOUSE ON  
SOUGHT-AFTER RAVELSTON TERRACE*



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McEwan Fraser Legal is delighted to present this charming three-bedroom first-floor flat, which forms part of a handsome converted period house in one of Edinburgh's most desirable residential areas. The property offers generously proportioned accommodation throughout and retains a wealth of beautiful period features, combining classic character with comfortable modern living.

The accommodation comprises a bright and welcoming living space with a striking fireplace that creates a natural focal point, three well-proportioned bedrooms, and a well-appointed kitchen and bathroom. The third bedroom offers excellent flexibility and would make a particularly attractive home office or study, ideal for modern working arrangements.

## The Property







The property is presented to the market in good condition and benefits from gas central heating. Original features have been carefully preserved, enhancing the elegant proportions and character typical of properties of this era.





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BEDROOM 1





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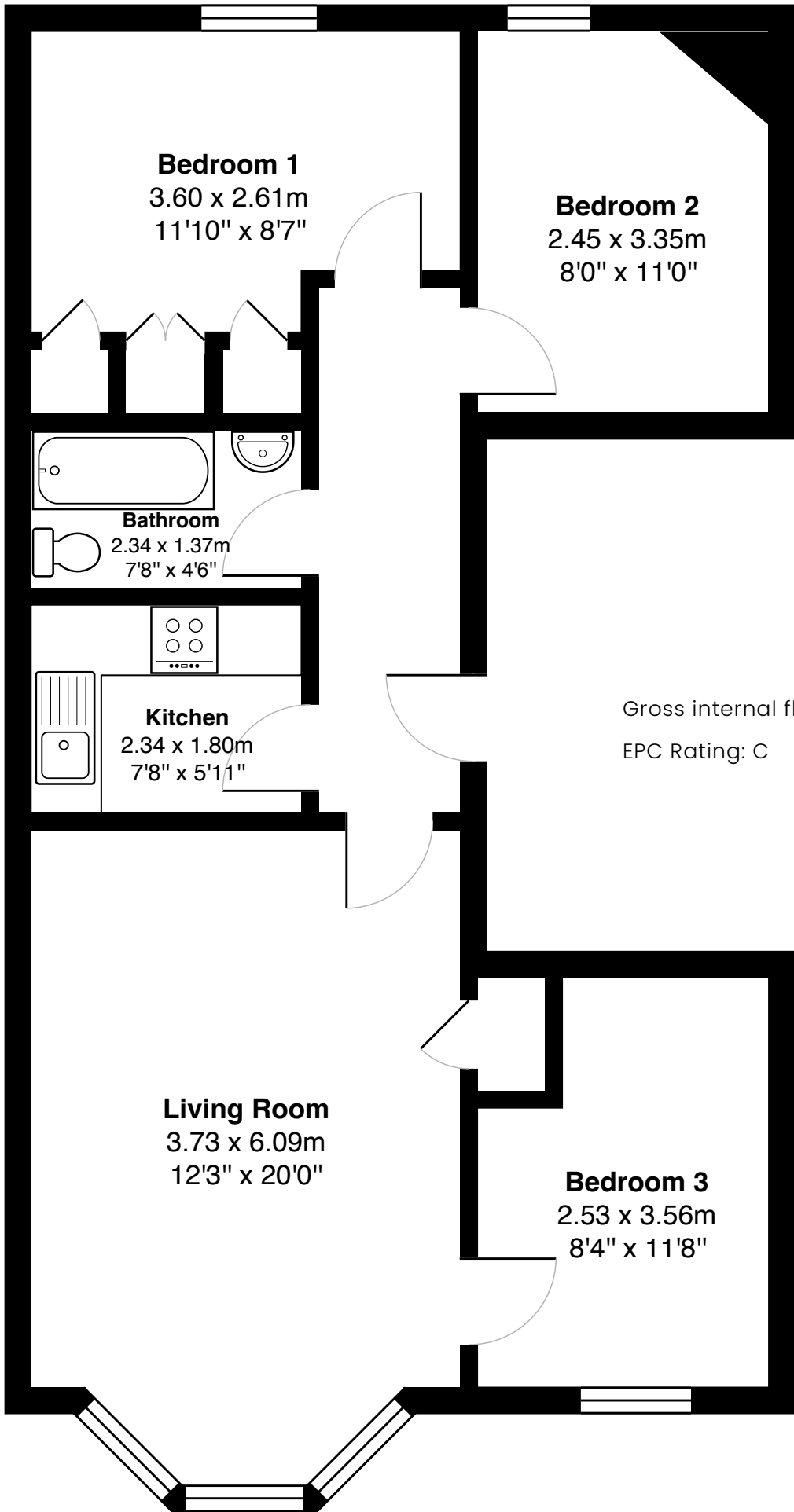


BEDROOM 3



Ravelston Terrace enjoys a superb location close to excellent local amenities, highly regarded schooling, and convenient transport links to Edinburgh city centre. This appealing home would be ideal for a professional couple seeking convenient access to Edinburgh's business district while remaining close to the city centre's excellent restaurants, shops, cultural attractions, and entertainment.





**Bedroom 1**  
3.60 x 2.61m  
11'10" x 8'7"

**Bedroom 2**  
2.45 x 3.35m  
8'0" x 11'0"

**Bathroom**  
2.34 x 1.37m  
7'8" x 4'6"

**Kitchen**  
2.34 x 1.80m  
7'8" x 5'11"

**Living Room**  
3.73 x 6.09m  
12'3" x 20'0"

**Bedroom 3**  
2.53 x 3.56m  
8'4" x 11'8"

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>  
EPC Rating: C



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Situated within the prestigious and highly sought-after Ravelston district, this exceptional location offers an enviable balance of peaceful residential living and outstanding convenience. Widely regarded as one of Edinburgh's most desirable addresses, the area is characterised by attractive tree-lined streets, elegant period homes and an abundance of nearby green space, whilst remaining within easy reach of the capital's vibrant city centre.

The property enjoys close proximity to the fashionable neighbourhood of Stockbridge, renowned for its thriving village atmosphere and superb selection of independent boutiques, artisan cafés, delicatessens, restaurants and bars. The popular weekly Stockbridge Market further enhances the area's appeal, offering an excellent range of local produce and speciality goods. Everyday shopping requirements are well catered for by a variety of nearby supermarkets and convenience stores, while Craighleith Retail Park is also easily accessible. Edinburgh city centre lies just a short distance away and offers an extensive range of commercial, retail and cultural amenities, including world-class shopping on George Street and Morningside, an array of acclaimed restaurants, theatres, galleries and historic attractions.

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## The Location



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## INVERLEITH PARK

The area is exceptionally well connected by regular public transport services, with convenient access to Queensferry Road and the city bypass ensuring straightforward travel throughout Edinburgh and beyond, including to Edinburgh International Airport.

The surrounding area is particularly well served for leisure and recreational pursuits. Residents can enjoy scenic walks and outdoor activities within nearby Inverleith Park and the world-renowned Royal Botanic Garden Edinburgh, while the picturesque Water of Leith Walkway provides excellent walking and cycling routes through some of the city's most attractive surroundings. A number of private and public golf courses, tennis clubs, fitness facilities and leisure centres are also readily accessible nearby.

The location is also highly regarded for its excellent choice of schooling across both the public and private sectors, making it particularly popular with families. Overall, this is a superb residential setting combining tranquillity, accessibility and immediate access to an outstanding range of amenities and recreational opportunities.

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# McEwan Fraser Legal

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