

2/16 Succoth Court

EDINBURGH, EH12 6BZ



*SPACIOUS THREE BEDROOM FLAT IN EDINBURGH'S
SOUGHT AFTER RAVELSTON AREA*



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McEwan Fraser Legal is
delighted to present this
three-bedroom flat in
Ravelston. The property
is in walk-in condition.
Inside, the property
comprises of:

entrance hall

The Interior

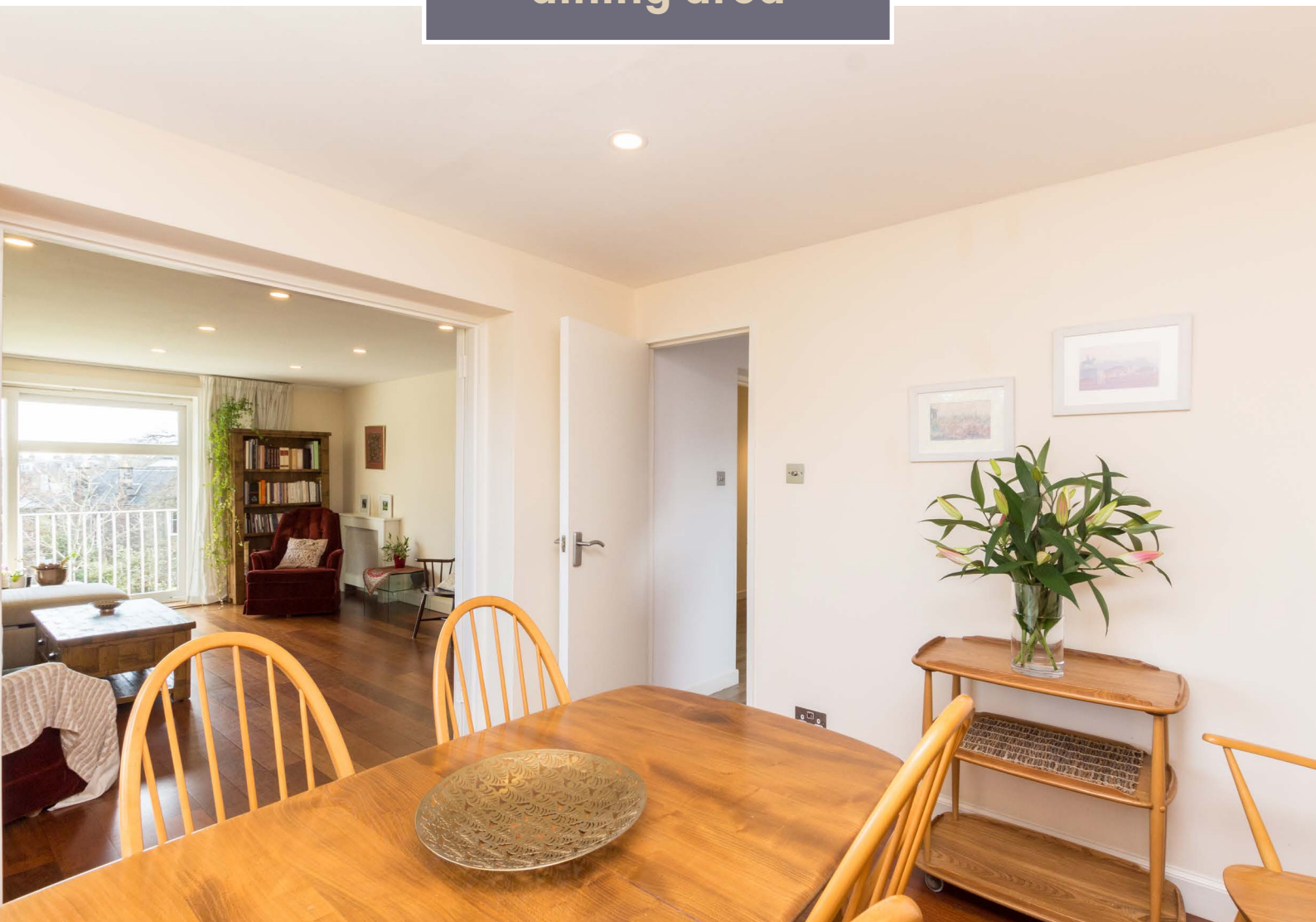
the lounge

A spacious living area is accessed via the hallway or the adjoining dining area, separated by French doors; this space is inclusive and flexible in configuration. As well as dual aspect views, the property offers a small balcony for those warm evenings.





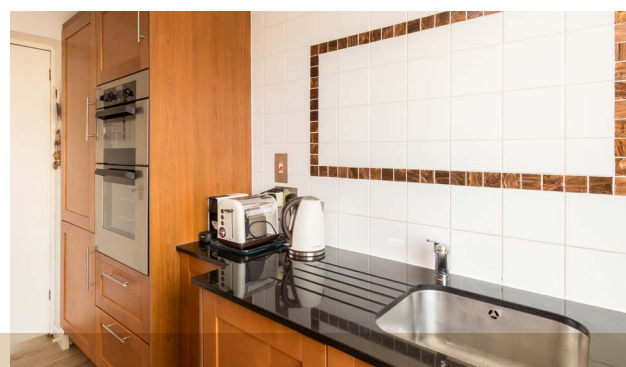
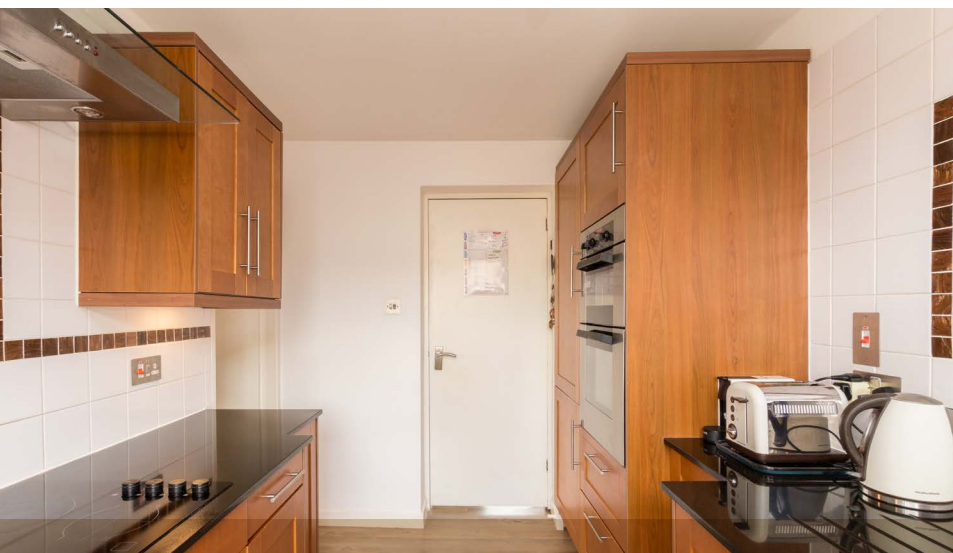
dining area



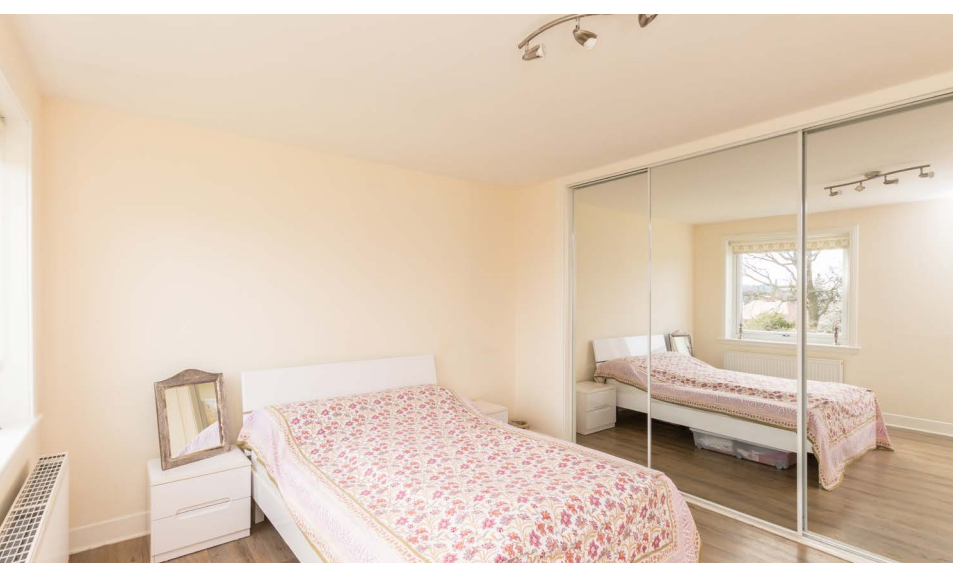
the kitchen



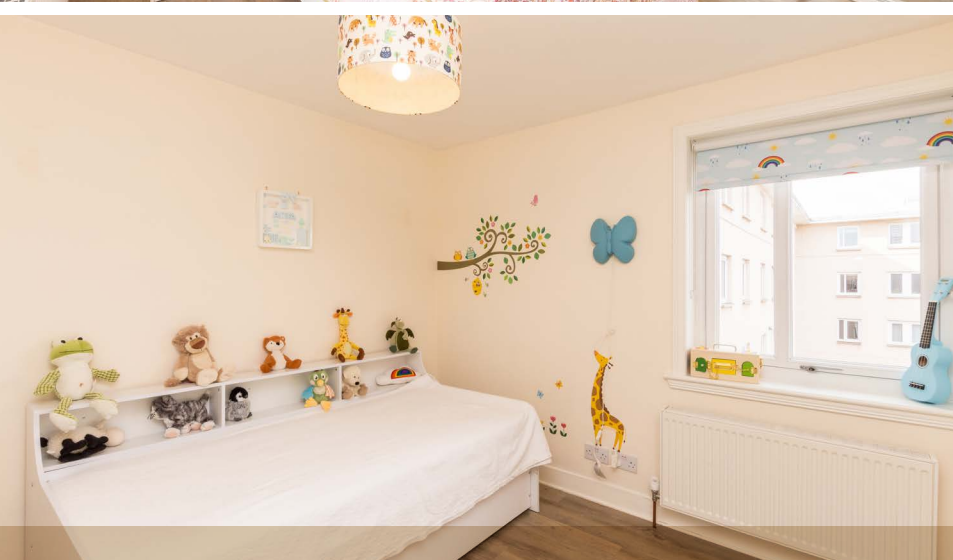
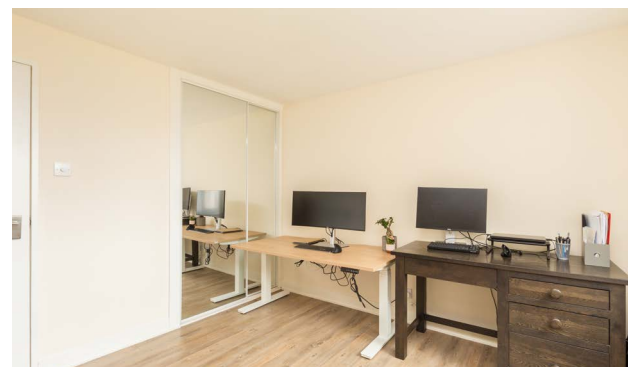
Fully equipped kitchen; with electric hob, fan oven and built-in fridge and freezer. Accessed via the kitchen is the dining area. This space makes for an excellent family area whilst being open yet allows the kitchen to remain separate.



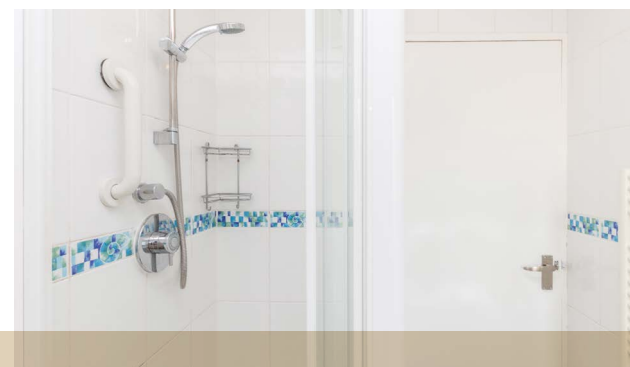
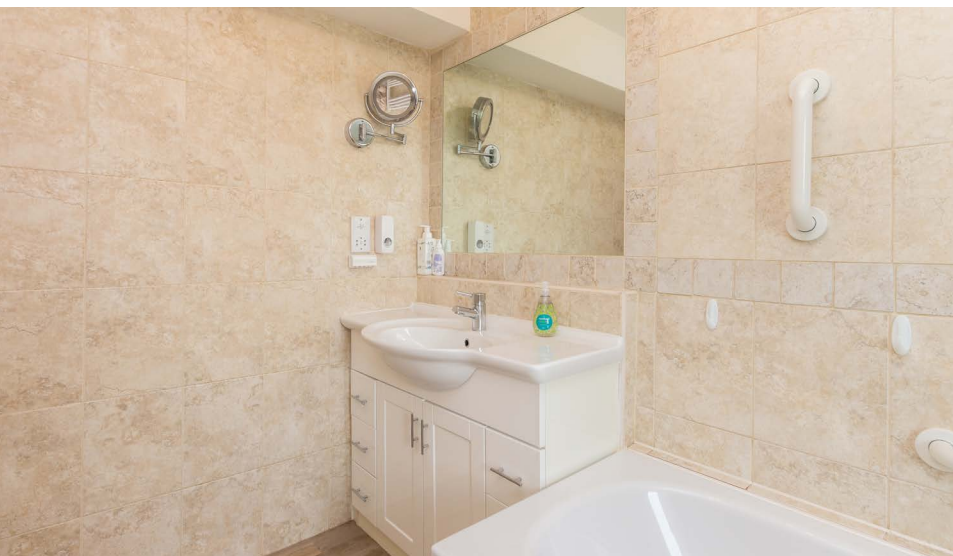
the bedrooms



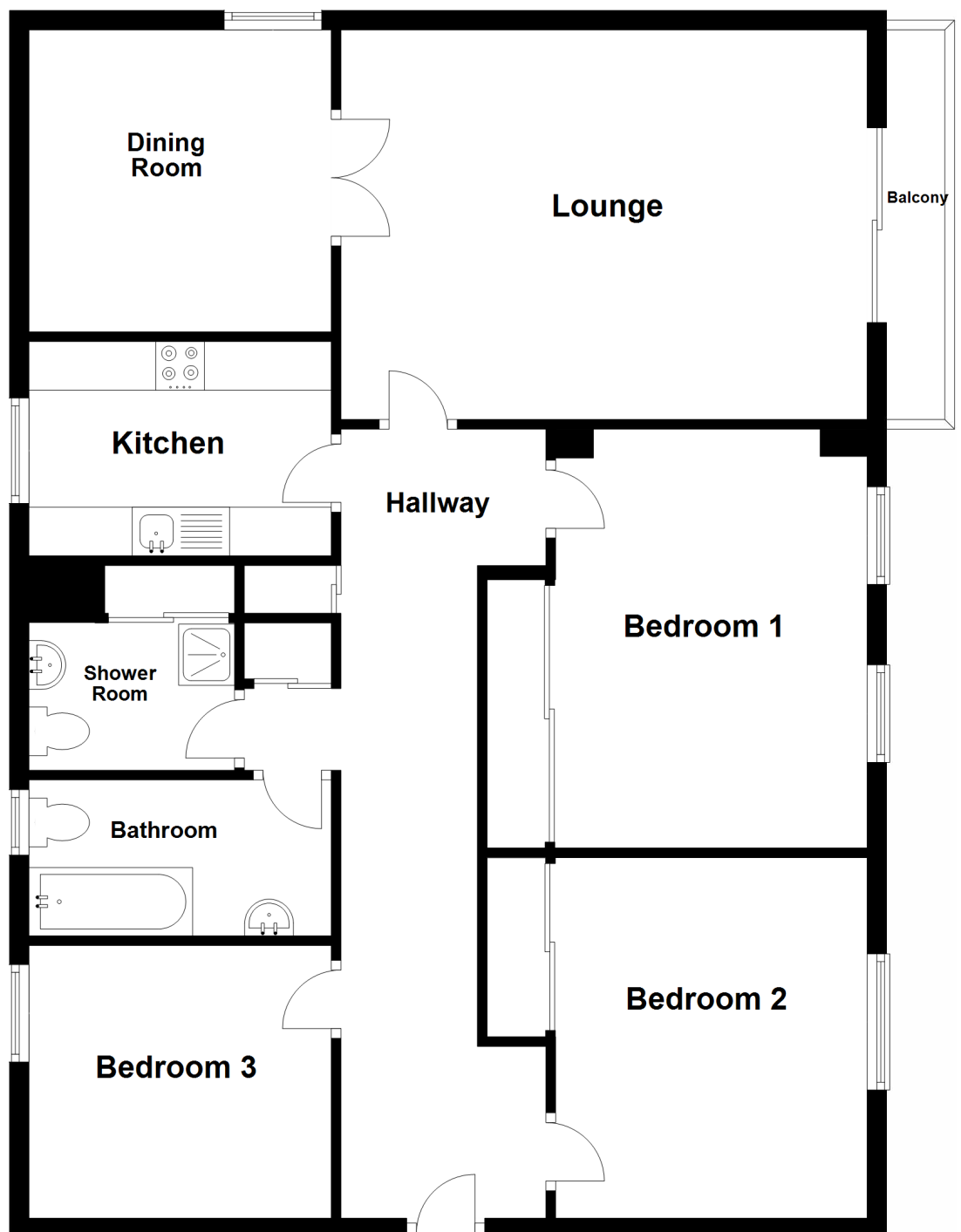
Three large bedrooms, which include integrated and free-standing storage space.



the bathrooms



The apartment has two bathrooms, one of which is a fully equipped three piece bathroom and the other a modern shower room, both of which are fully tiled and modern spaces.



Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 4.00m (13'1")
Dining Room	3.10m (10'2") x 3.10m (10'2")
Kitchen	3.10m (10'2") x 2.20m (7'3")
Bedroom 1	4.30m (14'1") x 3.20m (10'6")
Bedroom 2	3.90m (12'10") x 3.70m (12'2")
Bedroom 3	2.80m (9'2") x 2.80m (9'2")
Bathroom	3.10m (10'2") x 1.60m (5'3")
Shower Room	1.82m (6') x 1.50m (4'11")

Gross internal floor area (m²): 110m²

EPC Rating: C



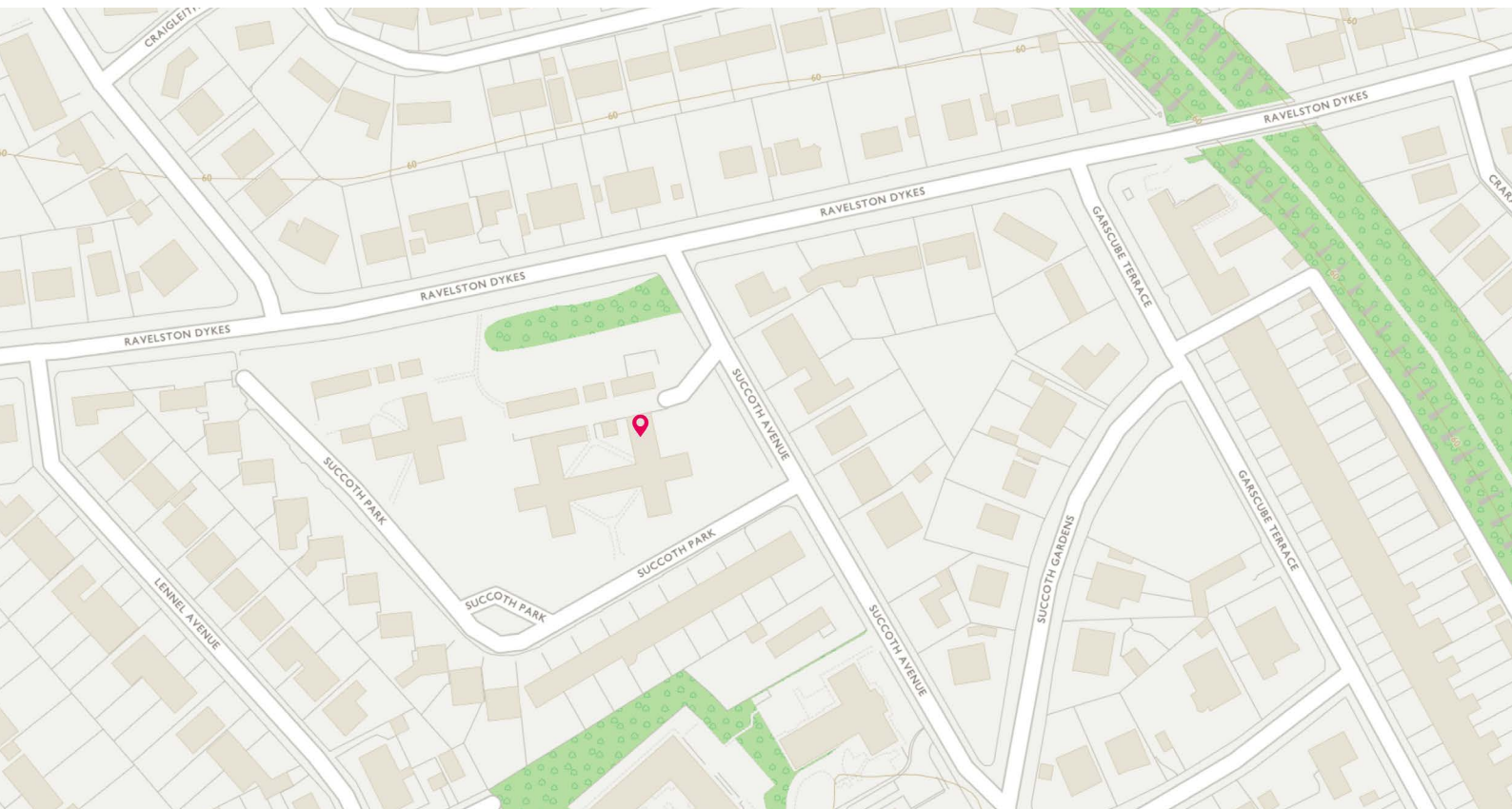
In addition to this, the property includes excellent storage space internally and well maintained communal grounds, more than adequate residents parking and a secure private single garage.



The area comprises a variety of substantial stone built properties of considerable presence and character, most of which date back to before the turn of the century. In addition to the richness of its architecture, Ravelston has a welcoming family community. It is remarkably quiet and peaceful and from virtually every point of view, a most desirable location.

Despite its tranquillity, Ravelston's central location provides excellent road networks and public transport links, most notably to Edinburgh airport and the city centre. The West End lies around two miles away, placing the city centre within walking distance. The area is popular with families thanks to its proximity to many schools such as St George's, Stewart's Melville, Mary Erskine, Edinburgh Academy and Fettes College. Murrayfield boasts two excellent golf courses, an active tennis club, the Ice Rink and Murrayfield Stadium.





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