




McEwan Fraser Legal

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RAVELSTON HOUSE PARK, EDINBURGH, EH4 3NP



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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. Craigheth Retail Park, including Sainsbury and Marks & Spencer, is located at the foot of Craigheth Crescent.

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





This most appealing ground floor flat is positioned to the front of the building and has a pleasant outlook out across the well kept communal grounds. Internally the property is in need of some modernisation and redecoration but offers excellent potential to any purchaser.

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.



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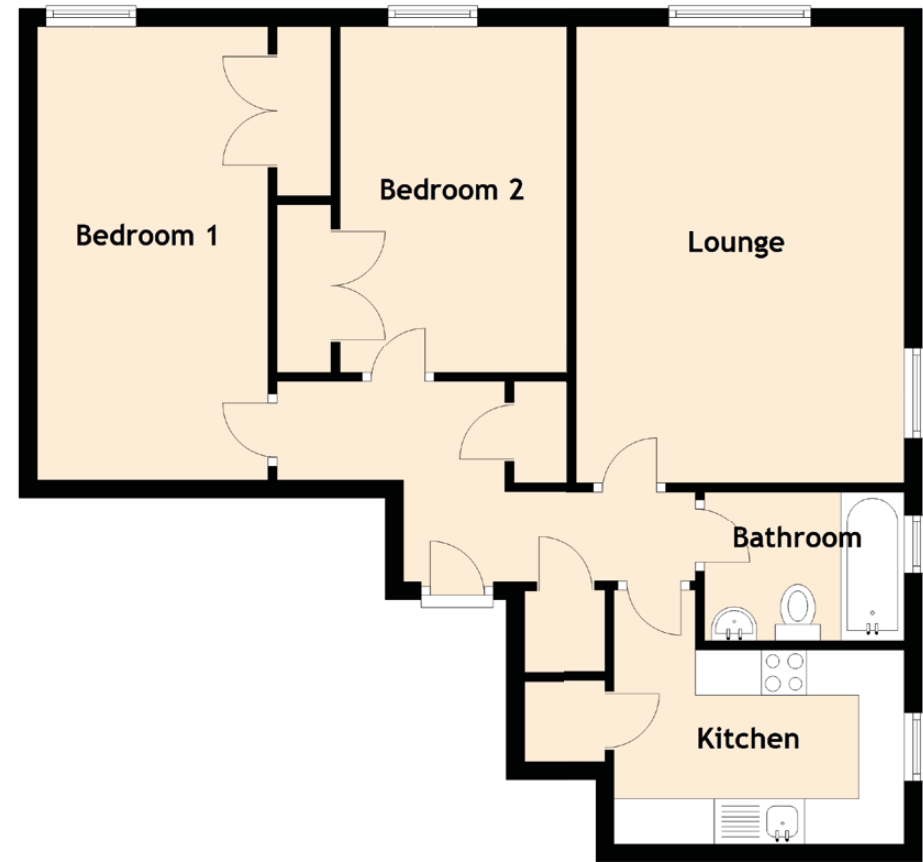
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SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.06m (16'7") x 3.63m (11'11")
Kitchen	3.21m (10'6") x 2.00m (6'7")
Bedroom 1	5.03m (16'6") x 2.56m (8'5")
Bedroom 2	3.84m (12'7") x 2.53m (8'4")
Bathroom	2.21m (7'3") x 1.66m (5'5")

Gross internal floor area (m²): 66m² | EPC Rating: G

Extras (Included in the sale): All carpets, curtains, light fittings and kitchen appliances. Other items of furniture are available through separate negotiation.

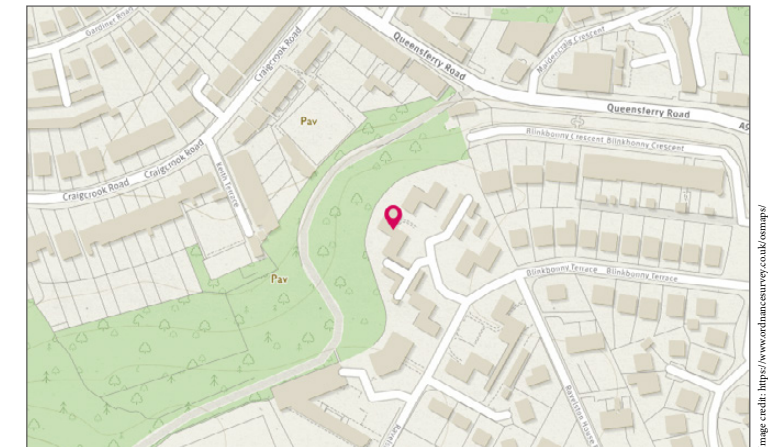


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