

# 35 West Court

RAVELSTON HOUSE PARK, RAVELSTON, EDINBURGH, EH4 3NP



*Attractive, two-bedroom, second floor flat with a pleasant outlook out across the well-kept communal grounds*



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McEwan Fraser Legal are delighted to present this attractive, two-bedroom, second floor flat to the market. The property is positioned to the rear of the building with a pleasant outlook out across the well-kept communal grounds and Ravelston Woods nature reserve. Internally, the property is very well presented and enjoys excellent proportions. This would be an ideal first time buy or sound buy-to-let investment.

# THE LIVING ROOM



Accommodation is focused on a neutrally decorated dual-aspect living room which boasts excellent levels of natural light. While a fireplace creates a natural focal point, there is plenty of space for the new owner to create their ideal entertaining space.

# THE KITCHEN



The kitchen features a range of base and wall mounted units arranged around freestanding appliances.







There are two double bedrooms, each fitted with a double built-in wardrobe. Two cupboards located off the hall provide further storage space. Accommodation is completed by a stylish modern bathroom which is fully tiled and includes a three-piece white suite with shower over bath.

## THE BATHROOM



# BEDROOM 1





# BEDROOM 2





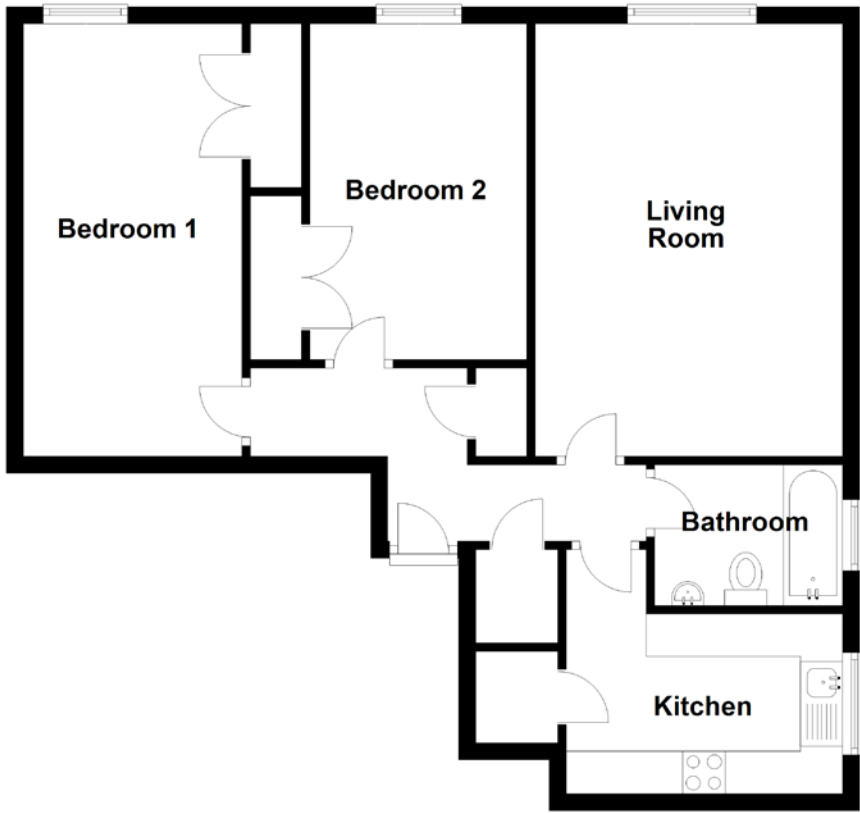
Further benefits include double glazed windows, under floor heating, and a secure entry system for the communal stair. The sweeping lawns of the communal gardens are well kept and there is a private gate opening into Ravelston Woods. A private carport is located a short walk away and there are plenty of residents' parking spaces within the cul-de-sac.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

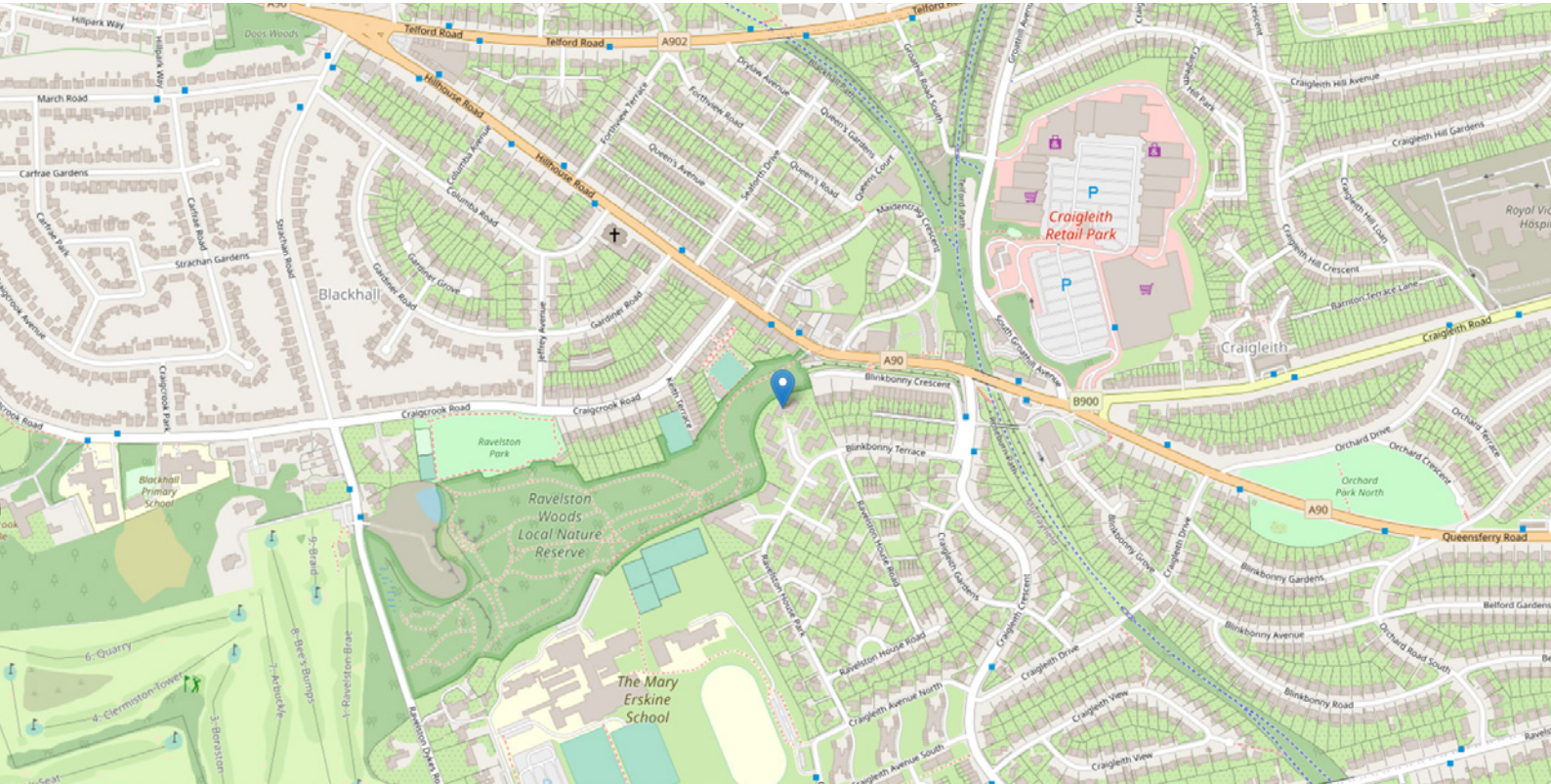


Approximate Dimensions (Taken from the widest point)

Living Room 5.10m (16'9") x 3.63m (11'11")  
Kitchen 3.11m (10'2") x 2.88m (9'5")  
Bedroom 1 5.01m (16'5") x 2.58m (8'6")

Bedroom 2 3.96m (13') x 2.56m (8'5")  
Bathroom 2.22m (7'3") x 1.66m (5'5")

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

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

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



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Available**



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