



2 Ravelston Heights

RAVELSTON | EDINBURGH | EH4 3LX



MURRAY
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2 Ravelston Heights is a generously proportioned flat on the 1st floor of a well-maintained purpose-built development with lift access to all floors. The property would benefit from some upgrading and presents a great opportunity to create your own individually tailored family home.

Welcoming hall with ample storage cupboards; living room with open views; kitchen with floor standing and wall mounted units and ample space for a table and chairs; dining room with balconies at both ends; 3 double bedrooms with cupboards and built-in-wardrobes; family bathroom with a white three-piece suite comprising WC, wash hand basin and bath with shower over; guest WC with WC and wash hand basin. Additional secure store with power and light on the ground floor.

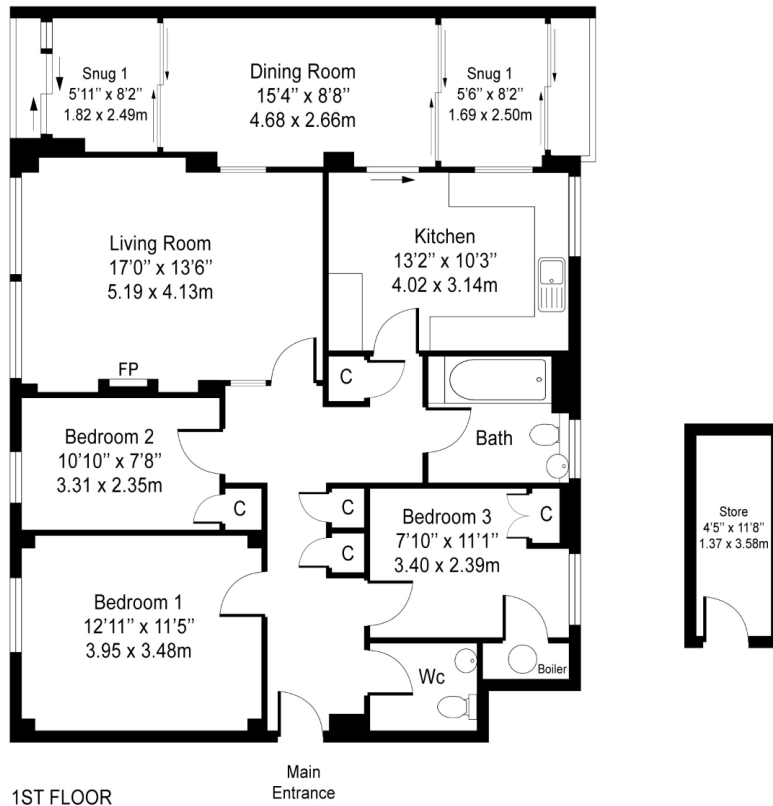
Beautifully maintained and extensive communal gardens.

Ample residents parking with further unrestricted parking in the surrounding streets.

A single garage within the garage block is being sold separately.

As this is an executry sale and development opportunity no warranties will be given in terms of white goods, plumbing and electrics.





Location

Situated in the popular residential area of Ravelston, a short walk from Comely Bank and Stockbridge with their wide variety of boutique shops, bars and restaurants. Comely Bank also features a Waitrose supermarket, with further shopping available at Craighleith Retail Park. Leisure facilities include the open spaces of Inverleith Park, the stunning and tranquil Royal Botanic Gardens, sports clubs such as Edinburgh Accies with its rugby and netball sections and The Grange Club with its tennis, cricket, squash and hockey sections. The Water of Leith walkway and Corstorphine Hill also offer quiet scenic walks and Drumsheugh Baths, another centre of calm and one of Edinburgh's best kept secrets, is a short distance away. There are numerous and regular bus services from Queensferry Road both to and from the City Centre and Edinburgh's International Airport and the wider road network of central Scotland are also easily accessible. There are great local schools, both in the public and private sector, available nearby.

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APPROX. GROSS INTERNAL FLOOR AREA 1256 SQ FT/116 SQM

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.