



10 West Court, Ravelston House Park,, Edinburgh,

Description

Generously proportioned first floor flat with fantastic views towards the Firth of Forth and set within landscaped grounds within the prime location of Ravelston, close to the city centre and the excellent amenities of Craigleith and Stockbridge. Access to the property is controlled by an entryphone system into the well-kept stairway. It benefits from double glazing, electric heating, well-tended communal gardens, car port and private residents' car park.

The accommodation comprises:

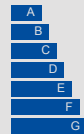
- Entrance hall with deep storage cupboard with washing machine and dryer
- Fitted kitchen with a range of dove grey gloss units, solid wood worktops with inset stainless steel sink and appliances including electric ceramic hob, extractor hood, electric fan oven, fridge, freezer and dishwasher
- Generous sitting/ dining room with windows on both sides, cornicing and south facing decked balcony with generally south facing aspect
- Rear hallway with storage cupboard
- Rear facing double bedroom with south facing aspect
- Tiled family bathroom fitted with a bath with electric shower, wash basin, WC and heated towel rail
- Good sized middle bedroom with built-in wardrobes
- Large front facing double bedroom with built-in wardrobes



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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Location

Ravelston is a highly regarded residential area located approximately one mile northwest of Edinburgh City Centre conveniently situated to enable quick and easy access to the main motorway network, Edinburgh Airport and the Forth Bridge. Local amenities can be found in the nearby fashionable area of Stockbridge which also offers several bars, bistros, restaurants and independent retailers. There is a Waitrose supermarket at the nearby Comely Bank and Sainsbury's at Craighleith Retail Park, which includes many other popular stores. Regular bus services allow easy access to the City Centre and surrounding areas.

Outside & Gardens

The shared landscaped gardens which are maintained by a gardener on an annual contract. There is a car port with allocated parking space and further parking within the residents' car park.

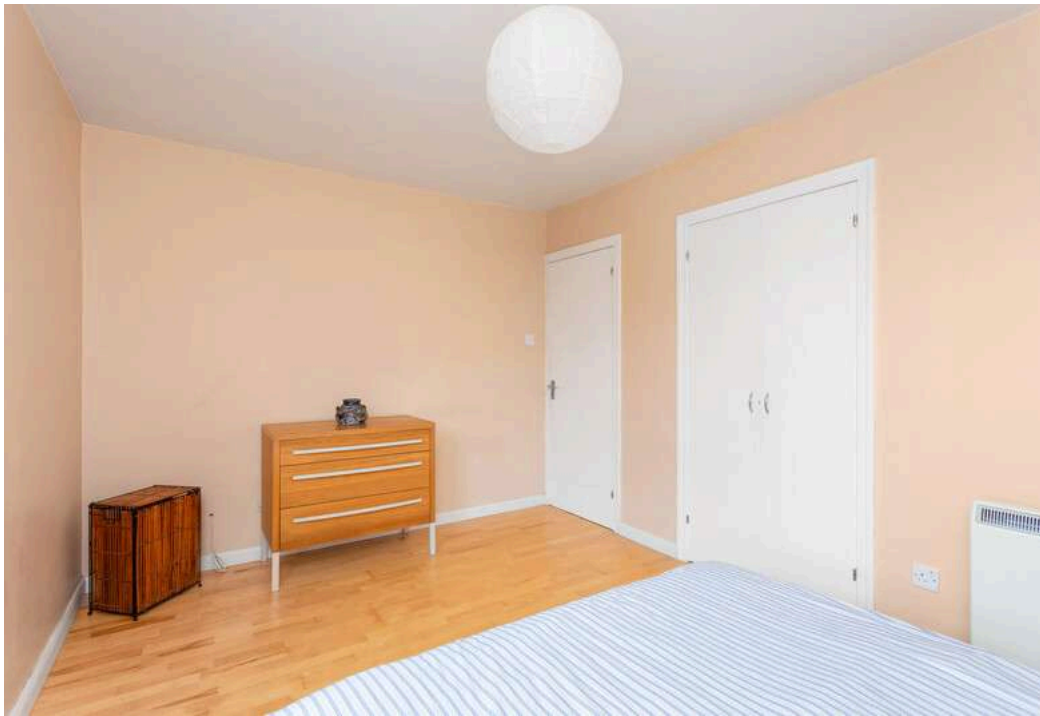
Extras

The fixed floor coverings, blinds, curtains, light fittings and kitchen appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



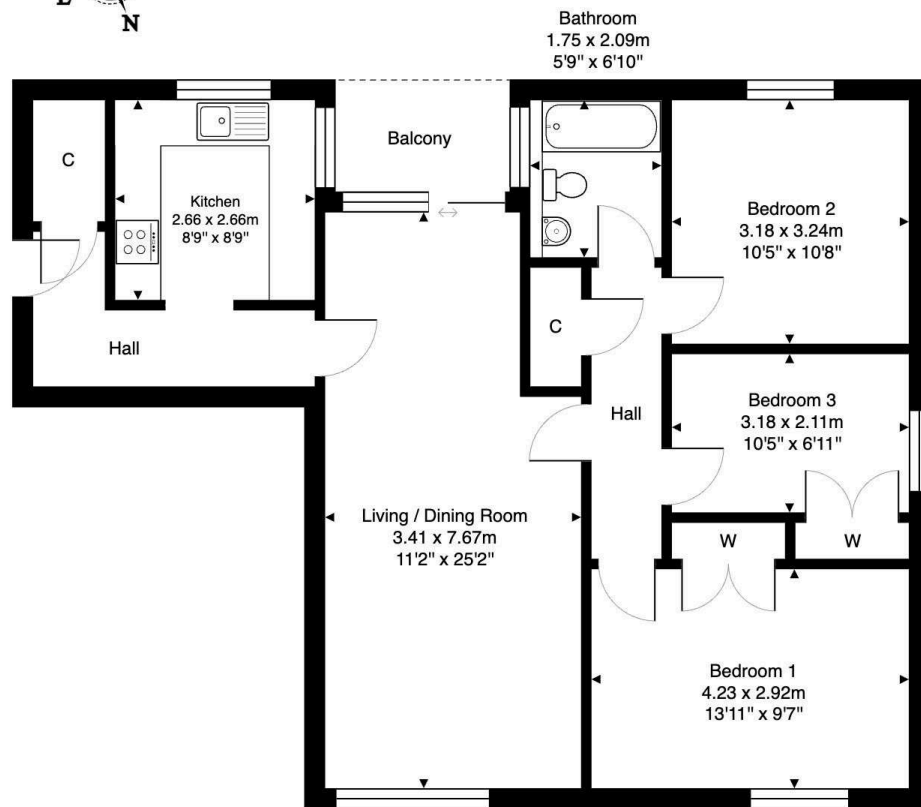




10 West Court, Ravelston House Park, Edinburgh, EH4 3NP

Total Area: 81.9 m² ... 882 ft²

All measurements are approximate and for display purposes only



Second Floor

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

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