



56 West Court, Ravelston House Park, Edinburgh,

Description

Spacious three bedroom top floor flat with fantastic views towards Edinburgh Castle and the Firth of Forth towards Berwick Law. The property occupies an elevated site within the prime location of Ravelston, close to the city centre and the excellent amenities of Craighleith and Stockbridge. Access to the property is controlled by an entryphone system into the well-kept stairway. The Residents' Association ensures that the shared landscaped gardens surround the property are well tended and that the common areas are well maintained. There is a car port with allocated parking space with further unallocated off street parking. It has electric storage heating and double glazing. The property offers exceptional value based on its size to buy into an excellent area for schools and amenities at a fraction of the cost of the houses in the vicinity.

The accommodation comprises:

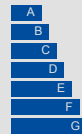
- Entrance hall with deep storage cupboard
- Fitted kitchen with a range of dove grey farmhouse style units, laminate worktops with inset stainless steel sink and appliances including electric ceramic hob, extractor hood, double oven with fan, fridge freezer and dishwasher
- Generous sitting / dining room with exceptional views and open outlook, cornicing and balcony
- Rear hallway with storage cupboard
- Three good sized bedrooms, two of which have 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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- Family bathroom fitted with marble effect wall board, bath with electric shower, wash basin with vanity unit, WC and heated towel rail
- Hatch with ladder to the floored loft, which provides additional storage

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.

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.

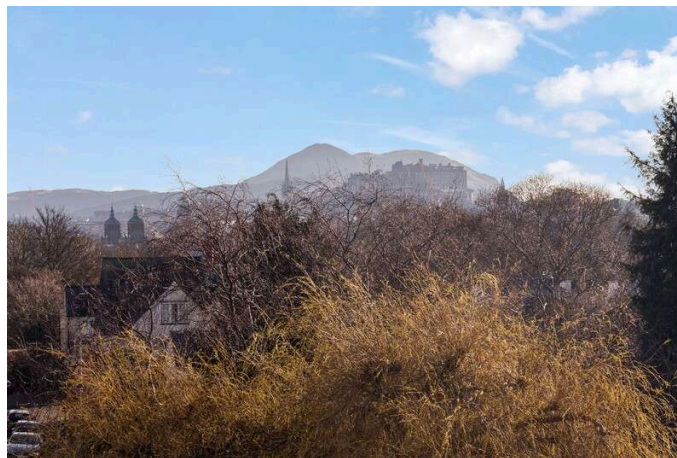
Residents Association

The residents association organises maintenance of the common areas and gardens and costs £60 per month.

Extras

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

Council tax - Band E





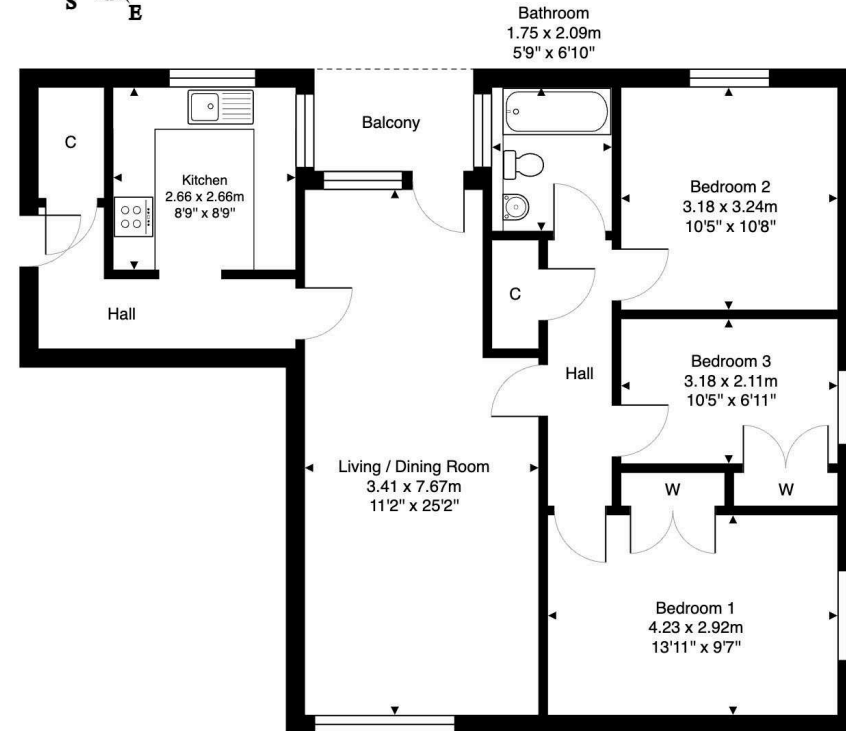




56 West Court, Ravelston House Park, Edinburgh, EH4 3NP

Total Area: 81.9 m² ... 882 ft²

All measurements are approximate and for display purposes only



Third Floor

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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