










Offers Over
£375,000

2/6 Craigleith Avenue South

Ravelston | Edinburgh | EH4 3LQ

A fantastic opportunity has arisen to purchase this impressive, truly stunning top floor flat with large covered balcony and tandem garage with remote control door, forming part of a prestigious residential area of Ravelston. The property would undoubtedly appeal to professionals and families. Early viewing is highly recommended.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom & WC
-  Garage and Driveway
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band – E



Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with useful storage facilities and WC, light and airy reception room, semi open plan dining room with doors accessing balcony, stylish fitted kitchen with a range of base and wall mounted units and integrated appliances, two well proportioned double bedrooms, good sized single bedroom and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances in the kitchen.

Gardens, Garage & Driveway

The property is surrounded by beautifully maintained leafy communal gardens that are extensively laid out to grass with mature trees, flower beds and seating area. There is a large private tandem garage with remote door, power, light and plumbing/WC.

Additional Information

The Residents' Association have organised a stair and window cleaning service at cost of approx. £250 per year. There is also a maintenance contract in place for the upkeep of communal grounds/gardens for an annual fee of approx. £275.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Craigeith Avenue South is an exclusive residential area within the prestigious Ravelston district lying North West of the city centre and only a short distance from Edinburgh's West End, cosmopolitan Stockbridge and Comely Bank. Craigeith Retail Park is within proximity offering several retail shops including a Sainsbury's supermarket, Marks & Spencer and Boots. The property is within walking distance of the Water of Leith Walkway, the Gallery of Modern Art and Dean Village. Nearby, are the green open spaces of Ravelston and Murrayfield golf courses, Inverleith Park, Royal Botanic Gardens and enjoyable walks can be taken on Corstorphine Hill. The area is also well located for anyone working at the Western General Hospital or Fettes Police Station. The property is within walking distance of well-regarded schooling in both public and private sectors, including Stewart's Melville & Mary Erskine. Excellent bus services regularly run into the city centre and surrounding areas, and both Haymarket and Waverly Station are accessible, as is Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and all major motorway network.





Approx. Gross Internal Floor Area 101.96 Sq M / 1097 Sq Ft.

Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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