



11 Ravelston House Road,
Ravelston, Edinburgh EH4 3LP

CALL US ON 0131 447 4747

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For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

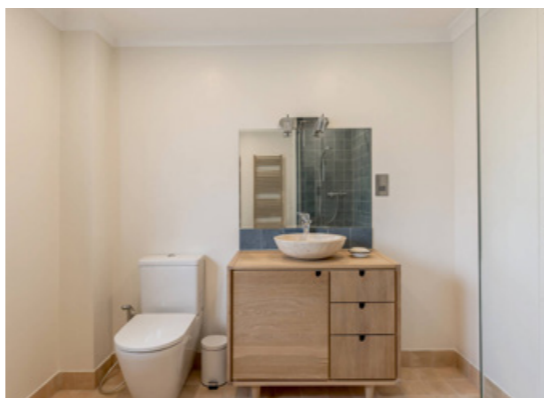


- Entrance vestibule.
- Cloakroom with access to garage.
- Reception hall with storage.
- Attractive living room with feature fire.
- French doors to Conservatory.
- Access to Home office - from Conservatory.
- Dining Room with French doors to rear garden.
- Open access to modern kitchen.
- Spacious utility room with access to rear garden.
- Upper Landing with storage.
- Access to attic via Ramsay ladder.
- Master bedroom with dressing area & 4-piece ensuite bathroom.
- Bedroom two with built-in mirrored wardrobes & ensuite shower-room.
- Four further bedrooms - two with storage.
- Family bathroom with bath and screen for showering.
- Gas central heating.
- Double glazing.
- Double driveway leading to integral garage.
- Private garden area to front.
- Pathways to side of property.
- South facing split level rear garden.
- Unrestricted on-street parking.
- Open outlook to rear.

GENERAL DESCRIPTION

A fabulous detached villa situated within the desirable and much sought after Ravelston district of the City a short journey to the north west of Edinburgh City Centre. The property would make an ideal family home in a great location at the end of a quiet cul-de-sac therefore has no through traffic. The location is situated close to a wide range of local amenities.





LOCATION

Ravelston is a desirable residential area of Edinburgh, typified by substantial properties set within large mature gardens. Located approximately 15 minutes on foot from the city's West End, the area successfully combines a leafy suburban environment with city centre accessibility. Roseburn, Stockbridge and the Craighleith Retail Outlet are all within a few minutes and play host to a number of High Street names, including Marks & Spencer, Boots and large branches of Sainsburys and Waitrose, to name but a few. There are regular public transport services to and from the city centre and proximity to Queensferry Road facilitates swift access to the east and west sides of the city, the city by-pass, the central motorway network, the Queensferry Crossing and Edinburgh International Airport. Excellent schools are within a few minutes on foot including St George's, Mary Erskine and Stewart's Melville Schools. Leisure options range from sports to the arts. The celebrated Scottish Gallery of Modern Art, Edinburgh Sports Club, Murrayfield and Ravelston Golf Clubs and several local access points to the Water of Leith walkway and the city's cycle path network are all within the immediate vicinity.

EXTRAS: ALL FITTED CARPETS, FLOOR COVERINGS AND LIGHT FITTINGS ARE INCLUDED IN PRICE. FREESTANDING RANGE COOKER, DISHWASHER AND FRIDGE/FREEZER WILL BE AVAILABLE THROUGH NEGOTIATION. THE WASHING MACHINE AND TUMBLE DRYER WILL NOT BE INCLUDED IN THE FOR SALE PRICE. THE GARDEN SHED AND GREENHOUSE WILL BE INCLUDED IN THE FOR SALE PRICE.

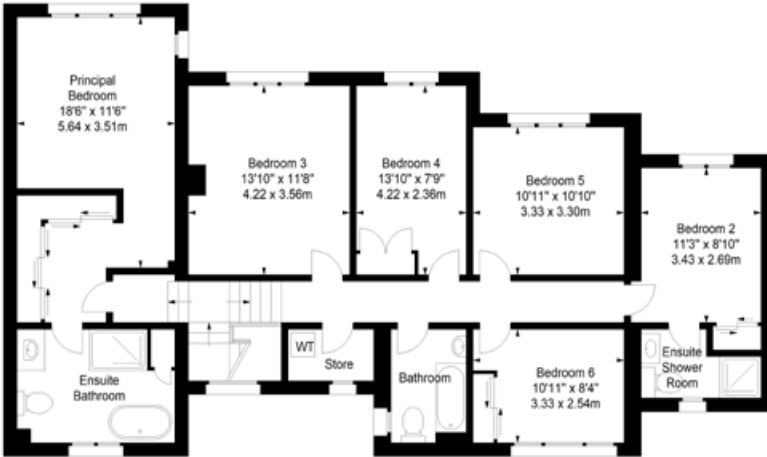


COUNCIL TAX BAND: G.
TRAIN STATION: APPROXIMATELY 1.7 MILES TO HAYMARKET STATION.
AIRPORT: APPROXIMATELY 6.4 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

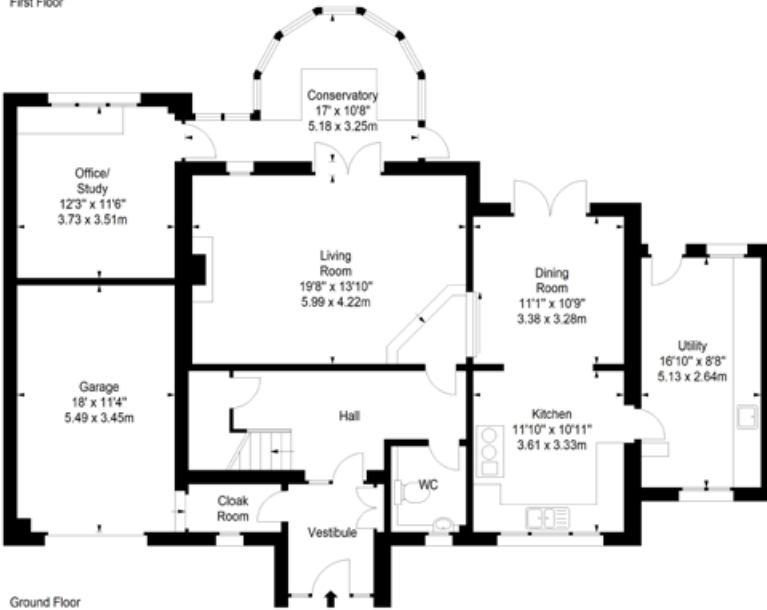
Ravelston House Road,
Edinburgh,
Midlothian, EH4 3LP



Approx. Gross Internal Area
2785 Sq Ft - 258.73 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2024



First Floor



Ground Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.