



4/6 Succoth Court
Ravelston, EDINBURGH, EH12 6BZ



VMH SOLICITORS

4/6

Succoth Court

Superb 3 bedroom first floor flat located in the desirable area of Ravelston with a sunny balcony & garage

- Bright sitting room with balcony
- Dining Room
- Kitchen
- 3 well proportioned double bedrooms
- Bathroom & separate shower room
- Lift & secure entryphone
- Highly sought after residential area
- Beautifully maintained shared grounds
- Garage & on street parking
- Gas central heating & double glazing

Offers Over : £430,000

Home Report: £450,000

EPC Rating: C

Council Tax: F

Tenure: Freehold



Located in the highly sought after residential area of Ravelston, this superb first floor flat forms part of a pleasant and peaceful development set within well maintained shared grounds. The property also benefits from a single garage and unrestricted on street parking.

The interior is bright and well proportioned throughout and the sitting room benefits from a balcony with a lovely leafy outlook. There is a well maintained secure shared entrance and vestibule with lift access to the property.

Management

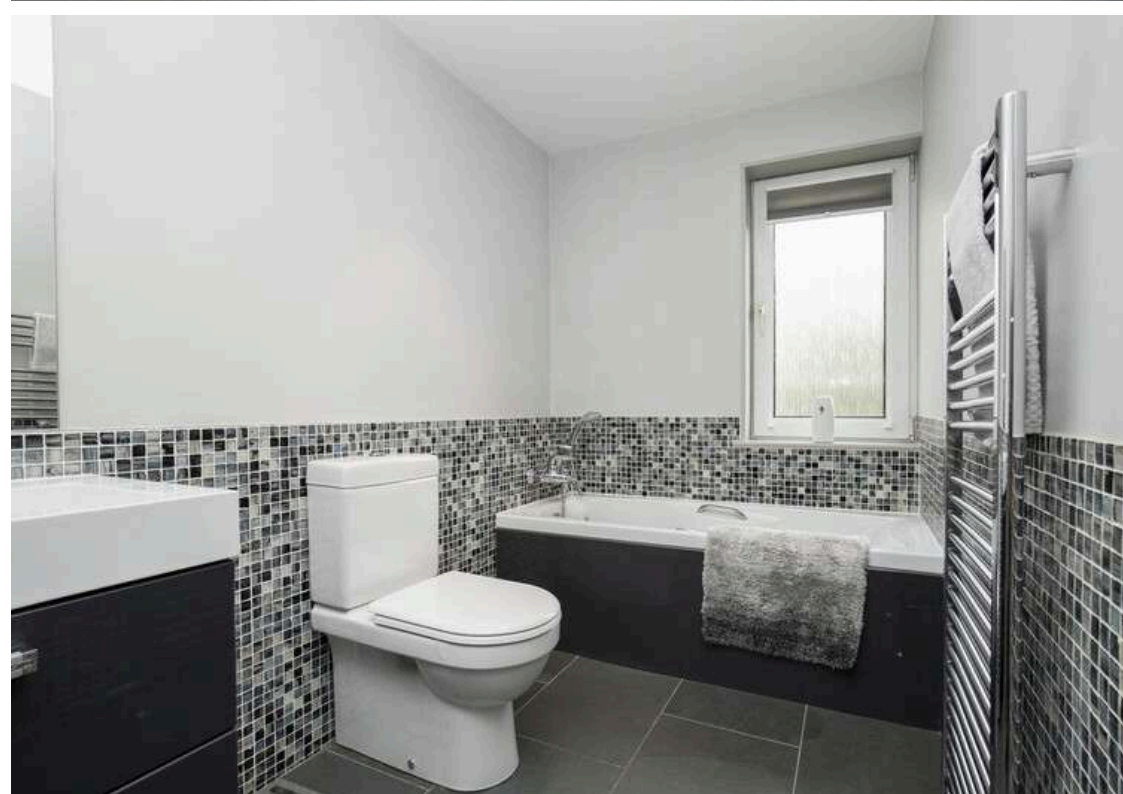
The development is factored and maintained by Trinity Factors at approximately **£96** per month to include buildings insurance and maintenance of all common areas and landscaped gardens.

Extras

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All fitted carpets, blinds, curtain poles, hob, oven, extractor hood, fridge, freezer, dishwasher and washing machine are included in the sale price.

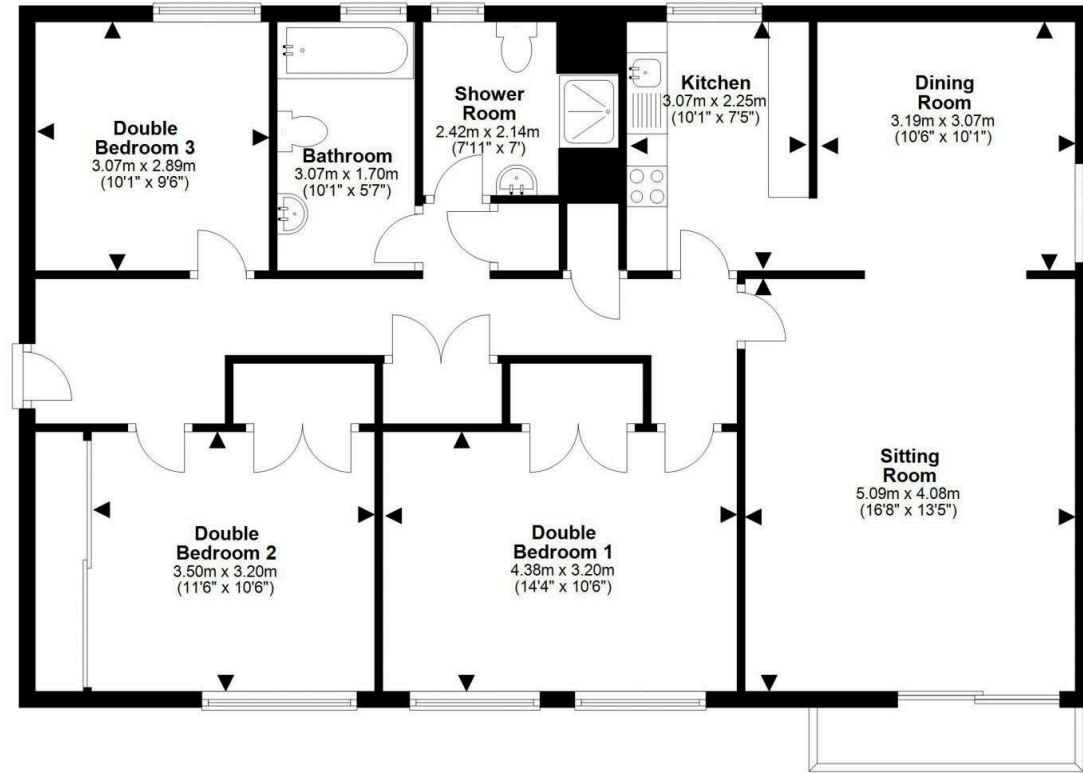
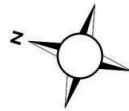
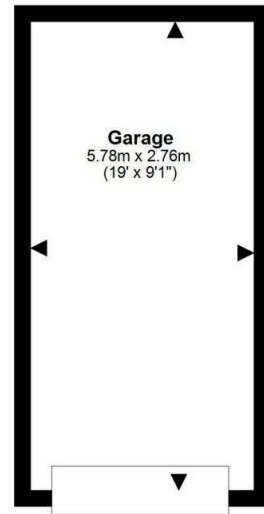






Location

Ravelston is a prestigious residential area situated approximately 2 miles west of the city centre. There is a good range of local shops, bars and restaurants in nearby Roseburn, and Craighleith Retail Park is a short car journey away offering a number of larger retail shops. A gentle stroll along the Water of Leith Walkway takes you to the cosmopolitan cafes and boutiques of Stockbridge, the Gallery of Modern Art and the West End. The area has excellent bus routes into the city centre and Haymarket rail station/tram terminus is within easy access. For commuters, the City Bypass and M8 are within close proximity giving access to the Edinburgh International Airport, Queensferry Crossing and central motorway network. Excellent schooling is represented in both the state and private sector.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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