



Solicitors & Estate Agents











Offers Over
£435,000

2/14 Succoth Court

Ravelston | Edinburgh | EH12 6BZ

This impressive, truly stunning third floor flat with private garage and expansive views across the city, forms part of an established courtyard development within the prestigious residential area of Ravelston close to excellent amenities and commuting links.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Lift & Stair Access
-  Garage
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - F



Description

The accommodation is presented to the market in true move-in condition and would undoubtedly appeal to professionals, young families or those looking to downsize and comprises: secure entry system and lift access to all floors, welcoming entrance hallway with useful storage and utility cupboard, spacious and bright reception room with lovely views and Juliet balcony, well proportioned dining room, attractive modern fitted kitchen with appliances, generously proportioned principal bedroom with fitted wardrobes, two further good sized bedrooms, shower room with shower cubicle and separate contemporary bathroom with white three-piece suite. Further features include separate utility cupboard, electric central heating & double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer, washing machine, dishwasher and dryer. Some items of furniture can also be made available by separate negotiations.

Gardens, Garage & Factor

The property is pleasantly positioned with beautifully maintained communal grounds with outside bin store. A single lock-up garage is located to the rear of the building. A factor fee of approx. £125 per month is payable to Trinity Factors for the maintenance of grounds, buildings insurance, stair cleaning/lighting, garden/general maintenance and lift maintenance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

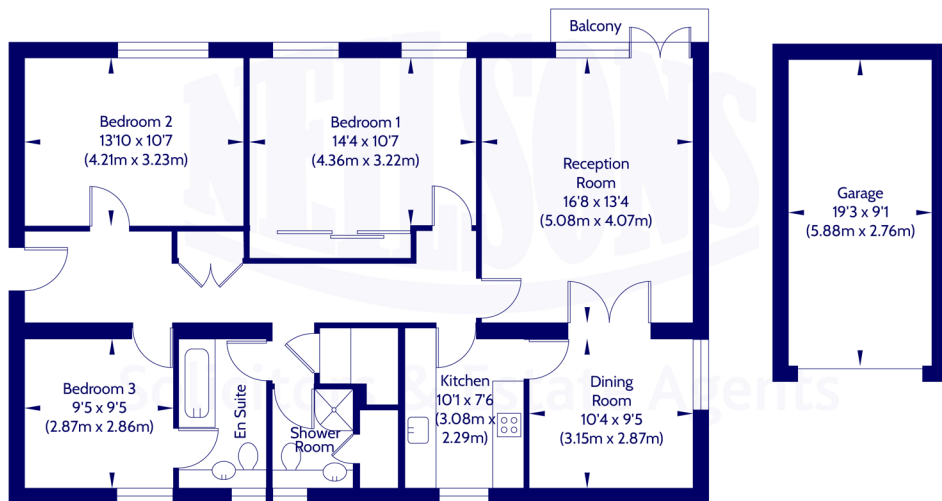
Succoth Court is an exclusive residential area within the prestigious Ravelston district lying North West of the city centre and only a short distance from Edinburgh's West End, cosmopolitan Stockbridge and Comely Bank. Craigleith Retail Park is within proximity offering several retail shops including 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, Blackhall & Orchard park as well as Inverleith Park, Royal Botanic Gardens and enjoyable walks 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: Stewarts Melville and Mary Erskine, St George's, Blackhall Primary and the Royal High. 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 two of the main roads in and out of the city.





Approx. Gross Internal Floor Area 106.13 Sq M / 1142 Sq Ft.

Third 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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