

COULTERS<sup>©</sup>

# 5/1 RAVELSTON PLACE

RAVELSTON, EDINBURGH, EH4 3DT

 2 BED  2 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

5/1 Ravelston Place is a beautifully presented two-bedroom ground floor garden apartment, forming part of an elegant Victorian end-terrace residence in the highly sought-after Ravelston area of Edinburgh. Having been upgraded in recent years, the property enjoys a wonderful balance of period charm, modern specification, and private outdoor space. The apartment is accessed via a charming communal entrance hall featuring original Victorian tiled flooring, leading to a shared hallway.

Internally, the sitting room is a particularly attractive space, featuring a southwest facing bay window which allows for excellent natural light, complemented high ceilings with fine cornicing, an Edinburgh press and a traditional fireplace. Parquet flooring has been installed throughout the sitting room, enhancing both warmth and character. A smart floor to ceiling bespoke unit with shelving, cabinets and access ladder offers additional storage and an ideal solution for reading enthusiasts.

The separate kitchen has been fully upgraded and is fitted with contemporary cabinetry and oak worktops, with a kitchen island that doubles as a breakfast bar. The kitchen is also fitted with parquet flooring and offers direct access to the rear garden.



## KEY FEATURES



Ground floor flat with elegant period features.



Presented in excellent order throughout.



Private gardens to both front and rear.



Permit parking available.



Excellent schools nearby.



Short stroll to West End and Stockbridge amenities.



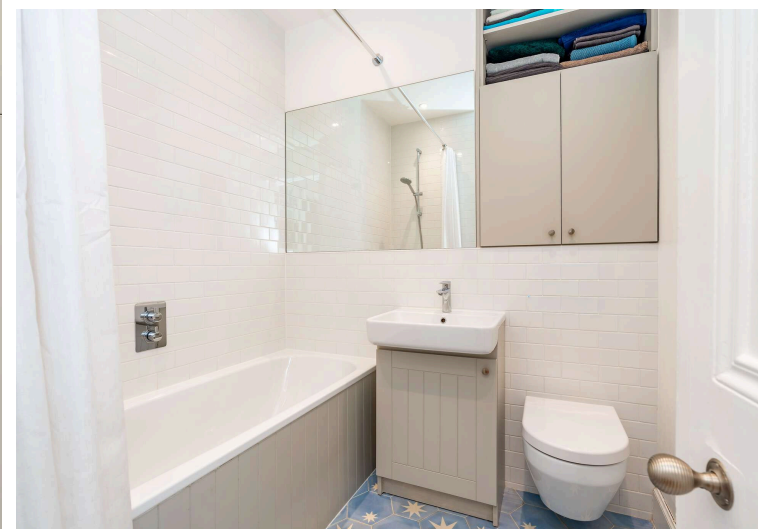
EPC Rating - D



Council Tax Band - F







There are two bedrooms, both quietly positioned to the rear of the property, including a comfortable principal double bedroom. The second bedroom is versatile and well suited for use as a guest bedroom or study. A stylish shower room adjoins bedroom two whilst a bathroom off the hall is finished with a modern three-piece suite, tiled surrounds and a shower over the bath.

The property further benefits from gas central heating operated via a newly installed boiler and radiators, and double glazed sash and case windows with working shutters. A small, floored and carpeted attic space above the hall and bathroom provides valuable additional storage.

Externally, the apartment enjoys an enclosed private front garden enclosed by a delightful copper beech hedge, along with a particularly sheltered and secluded walled rear garden. The rear garden has been thoughtfully landscaped for low maintenance, with paved and chipped areas, as well as a vegetable patch, and provides an excellent private outdoor space.







## THE LOCAL AREA

Ravelston is a highly regarded and leafy residential area situated to the north west of Edinburgh city centre. The property's location, which is in the Dean conservation area, is well served by an excellent range of local amenities including independent shops, cafes and restaurants in nearby Stockbridge, Craighleith and the West End. Craighleith Retail Park, with its Marks & Spencer, Sainsbury's and high street retailers, is within easy reach. Superb recreational opportunities include Ravelston Golf Club, Murrayfield Golf Club, Inverleith Park and the Royal Botanic Garden Edinburgh, all a short distance away. The Water of Leith walkway is also easily accessible and the Modern Art National Galleries are right on the doorstep. Haymarket train station and tram stop is just a 15 minute walk away and the area is particularly well placed for access to Edinburgh International Airport and the Queensferry Crossing via the nearby arterial routes. Regular bus services provide swift access to the city centre and surrounding areas. The property lies within the catchment area for highly regarded local schools including Flora Stevenson Primary School and Broughton High School, whilst a number of excellent private schools such as Fettes College, Stewart's Melville College and The Mary Erskine School are also close by.

## EXTRAS

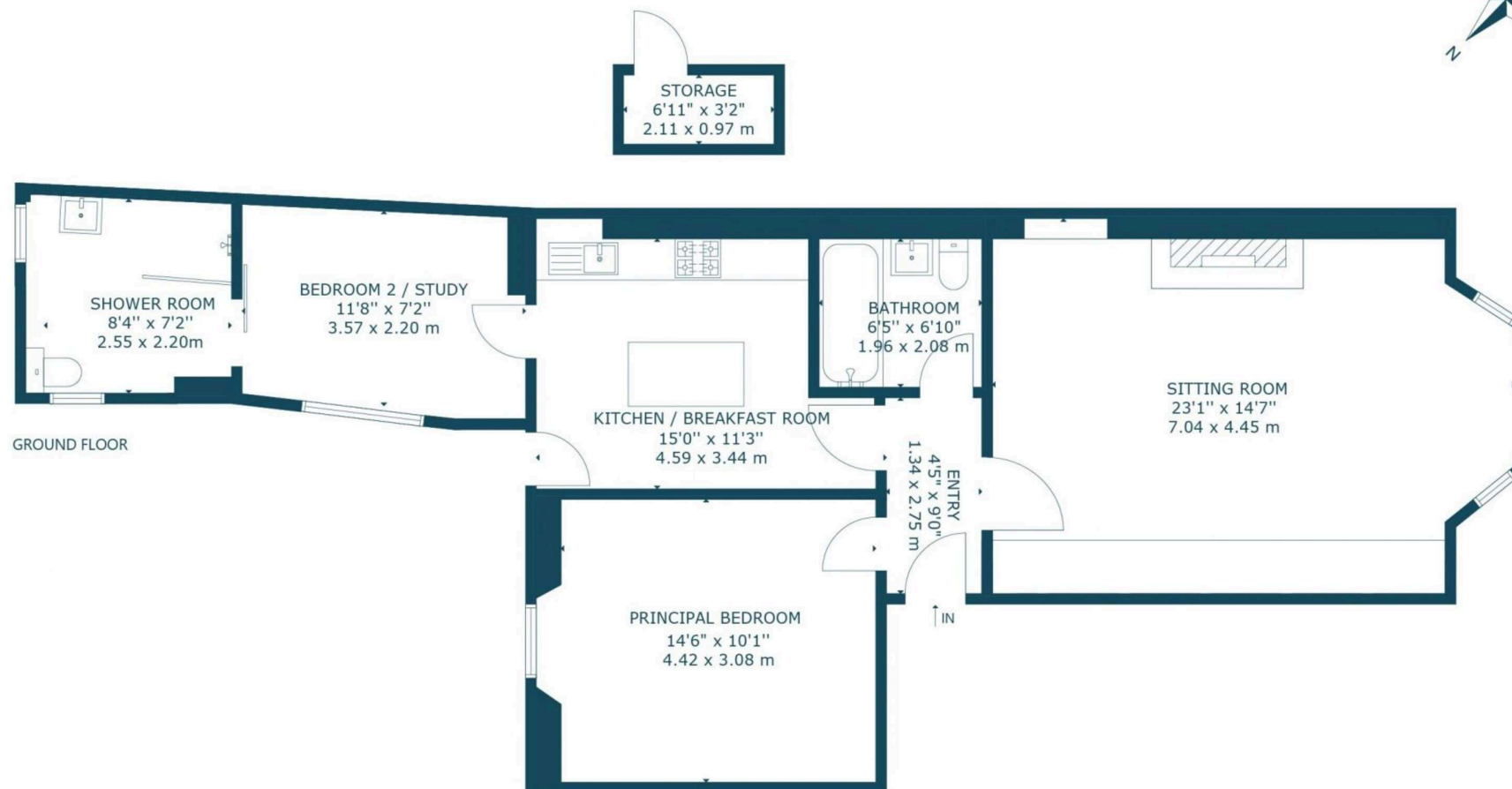
The fitted floor coverings, light fittings and integrated appliances are included in the sale price. Other items may be available subject to separate negotiation.











5/1 RAVELSTON PLACE, EDINBURGH  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 828 SQ FT / 77 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.