



43 Ravelston Garden
Edinburgh
EH12 3LF

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A rare opportunity to acquire an exceptionally bright and well-proportioned three-bedroom apartment with lift access and is in close proximity to superb local amenities.

The well-presented accommodation comprises; welcoming vestibule with WC off, hallway with ample storage, impressive, west facing living room with bow wall and feature fireplace, dining room with door allowing access to the west facing balcony, kitchen with a range of base and wall mounted units and appliances, 2 double bedrooms, 1 single bedroom, WC and the bathroom completes the accommodation. Outside there is direct access to a west facing balcony, access to a shared roof terrace, landscaped resident's gardens, parking and a single private garage. The property also benefits from lift access and secure entry phone system and gas central heating.

Property Features

Superb Location

A Listed Art Deco Building

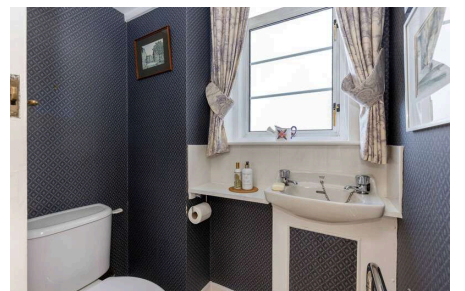
Well Presented

Second Floor

Lift

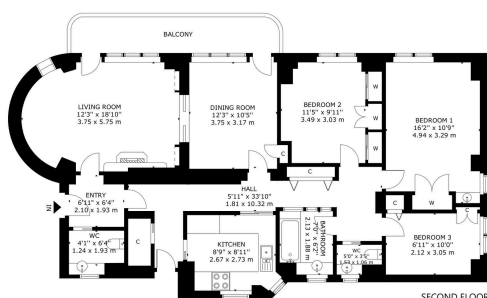
Garage







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 Craigmile 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 and the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, Queensferry Crossing and central motorway network.



AS RAVELSTON GARDEN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,446 SQ FT / 134 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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Extras

All fitted carpets, light fittings and kitchen appliances are included in the sale (the seller will not warrant their working order).

AS Anderson
Strathern

Find out more

0131 270 7777

andersonstrathern.co.uk/residential-property-service/

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.



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