



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**40 RAVELSTON GARDEN**

Ravelston, Edinburgh, EH4 3LF



Forming part of an A-listed Art Deco building in highly desirable Ravelston, originally known as the “Jenners Flats”, this three-bedroom first-floor flat enjoys spacious living areas, a kitchen, a shower room, and two separate WCs. It further benefits from a private balcony, a private single garage, and access to well-maintained shared gardens and a roof terrace with far-reaching views. Excellent amenities lie within easy reach of the property, such as a wide range of shops, schools in the state and private sectors, scenic outdoor spaces including Corstorphine Hill and Hillwood Park, National Galleries of Scotland, and excellent transport links. Extras: Freestanding kitchen appliances comprising a fridge/freeze, a washing machine, and a tumble dryer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances. Factor: The development is managed by Trinity Factors for an approximate monthly fee of £280.



## FEATURES

- First-floor flat in highly desirable Ravelston
- Part of an A-listed Art Deco building, originally the “Jenners Flats”
- Factored development with a caretaker
- Secure shared entrance and traditional stairwell with gated original lift
- Vestibule with WC and hall with storage and WC
- Living room and dining room with access to balcony
- Bright fitted kitchen
- Three bedrooms with built-in storage
- Bathroom with shower-over-bath
- Access to neatly maintained shared gardens
- Fabulous roof terrace with open views
- Garage for private parking with additional residents’ parking







"THE FLAT BOASTS A PRIVATE TERRACE, A PRIVATE GARAGE, AND HAS ACCESS TO A FABULOUS ROOF TERRACE WITH FAR-REACHING VIEWS."





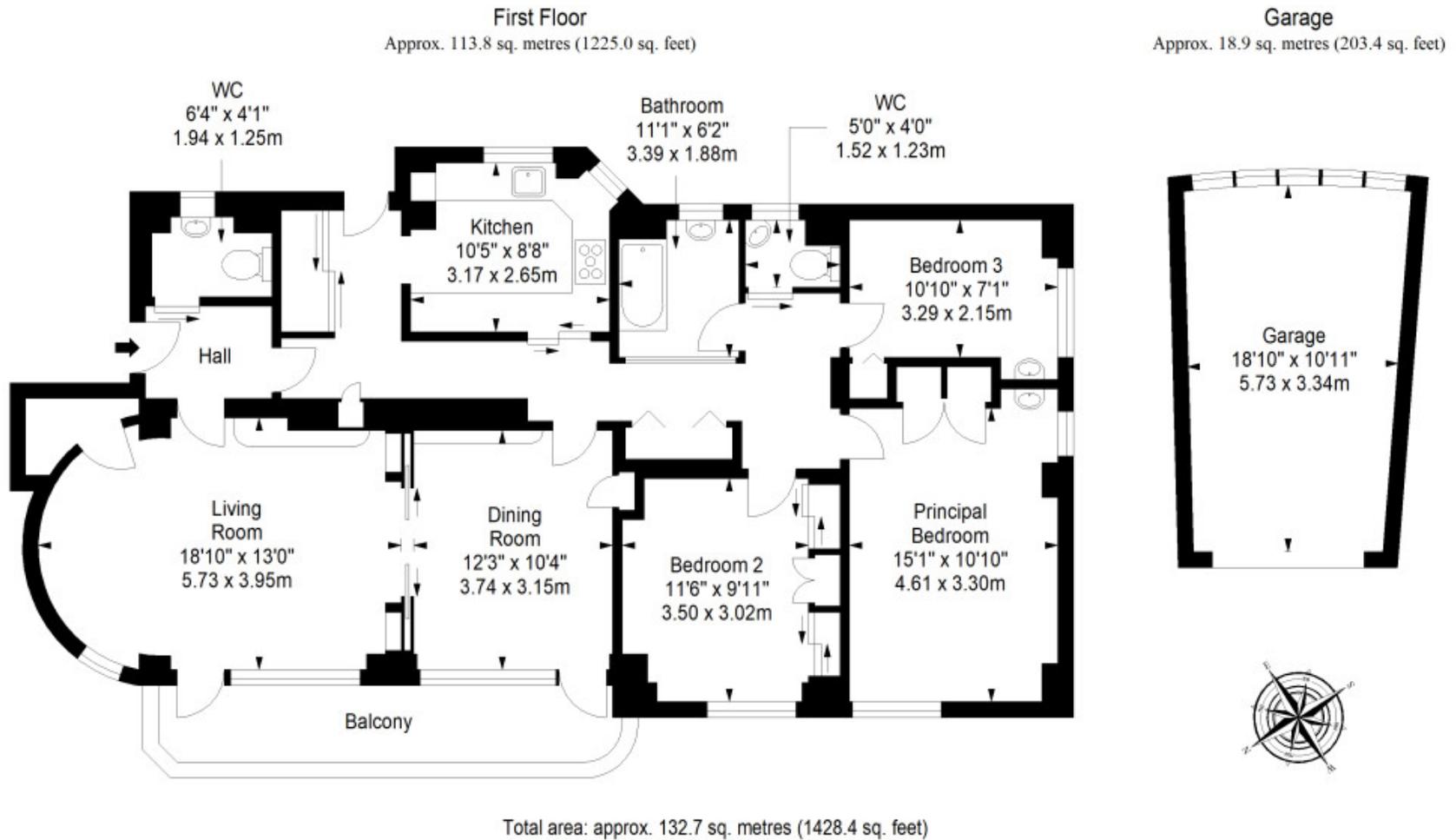
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366





GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.