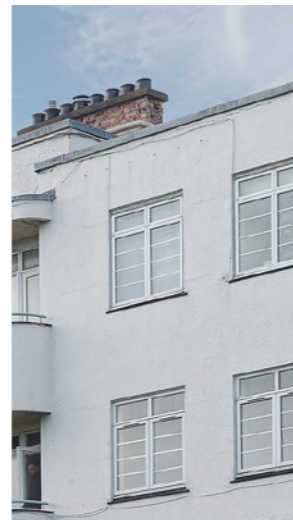


36 RAVELSTON GARDEN

EDINBURGH, EH4 3LF

36 Ravelston Garden

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The Property

McEwan Fraser is delighted to present this stunning three-bedroom ground-floor apartment in Ravelston Garden, a charming 1930s development. The flat is presented to the market in excellent condition and has retained a wealth of stunning Art Deco features that offer a lovely contrast to the more common Victorian and Georgian architecture across the capital.

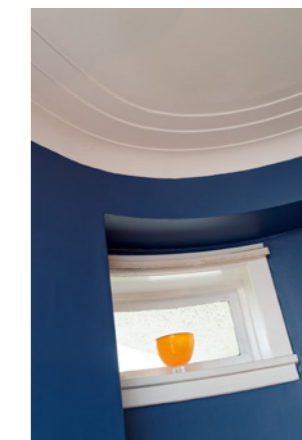


The property has double glazing, central heating, residents parking, and also benefits from a garage. The ground floor position would make it an ideal acquisition for someone downsizing in the area.

THE LIVING ROOM



The accommodation is focused on a beautiful living room that has excellent levels of natural light, original wooden flooring, and a gas fire that creates a natural focal point. Sliding doors separate the living room from the dining room which has ample space for a full-sized dining table and supporting furniture. The combined space will give a new owner plenty of space to create their ideal entertaining space.



THE DINING ROOM



THE KITCHEN



The contemporary kitchen is finished to an exacting standard and includes a range of base and wall-mounted units topped with wooden worksurfaces and set against a tiled splashback. There are a range of integrated appliances and ample prep and storage space.



BEDROOM ONE

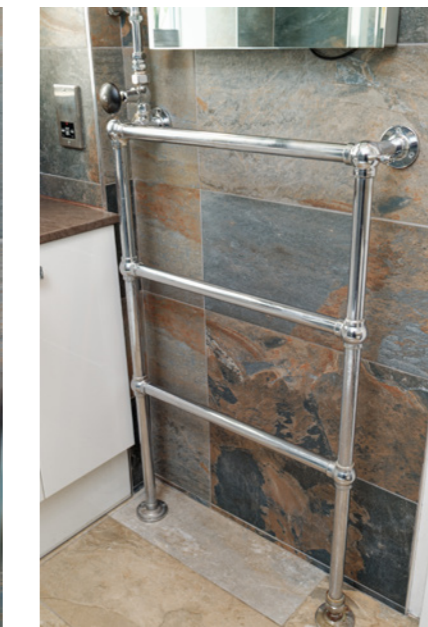
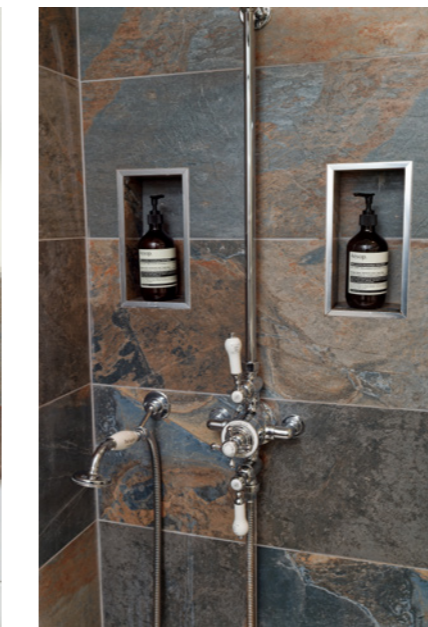


Bedroom one is a spacious double room with an integrated wardrobe and plenty of space for a full suite of freestanding bedroom furniture. Bedroom two is a further large double bedroom with a large integrated wardrobe. Bedroom three is a very large single bedroom that would make an ideal study.

BEDROOMS TWO & THREE



THE BATHROOM



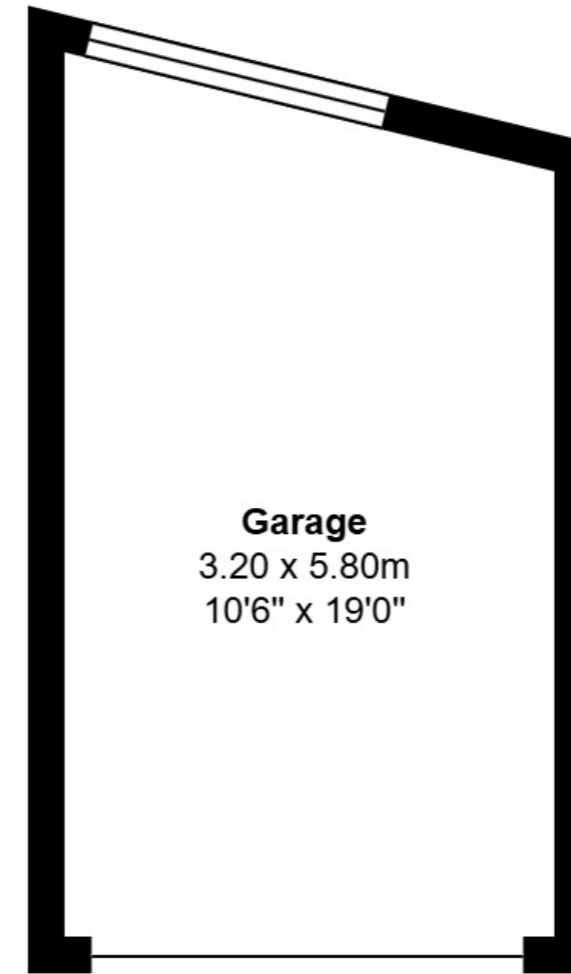
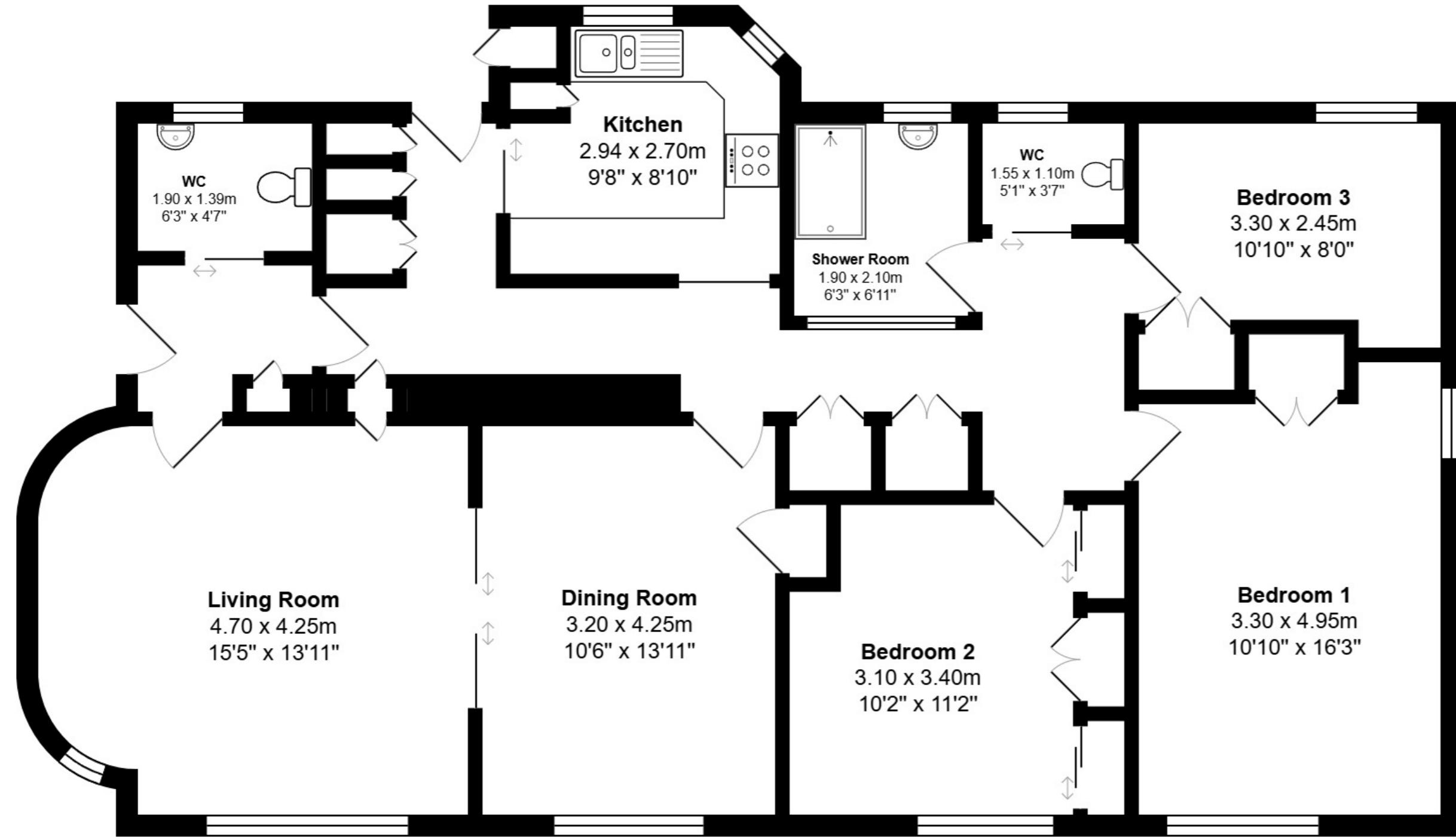
Internal accommodation is completed by a central hallway which has integrated storage, Amtico flooring, and gives access to two separate WCs and a beautiful fully tiled shower room.



THE MAIN HALL



FLOOR PLANS



[Ravelston Garden](#)
[Putting Edinburgh Art](#)
[Deco on the map](#)



[Please click here to view](#)
[the virtual tour](#)

EXTERIORS



Externally there are well-maintained communal grounds and a roof terrace with beautiful views over the surrounding area.

Viewing will be essential to fully appreciate the quality on offer within this charming flat.



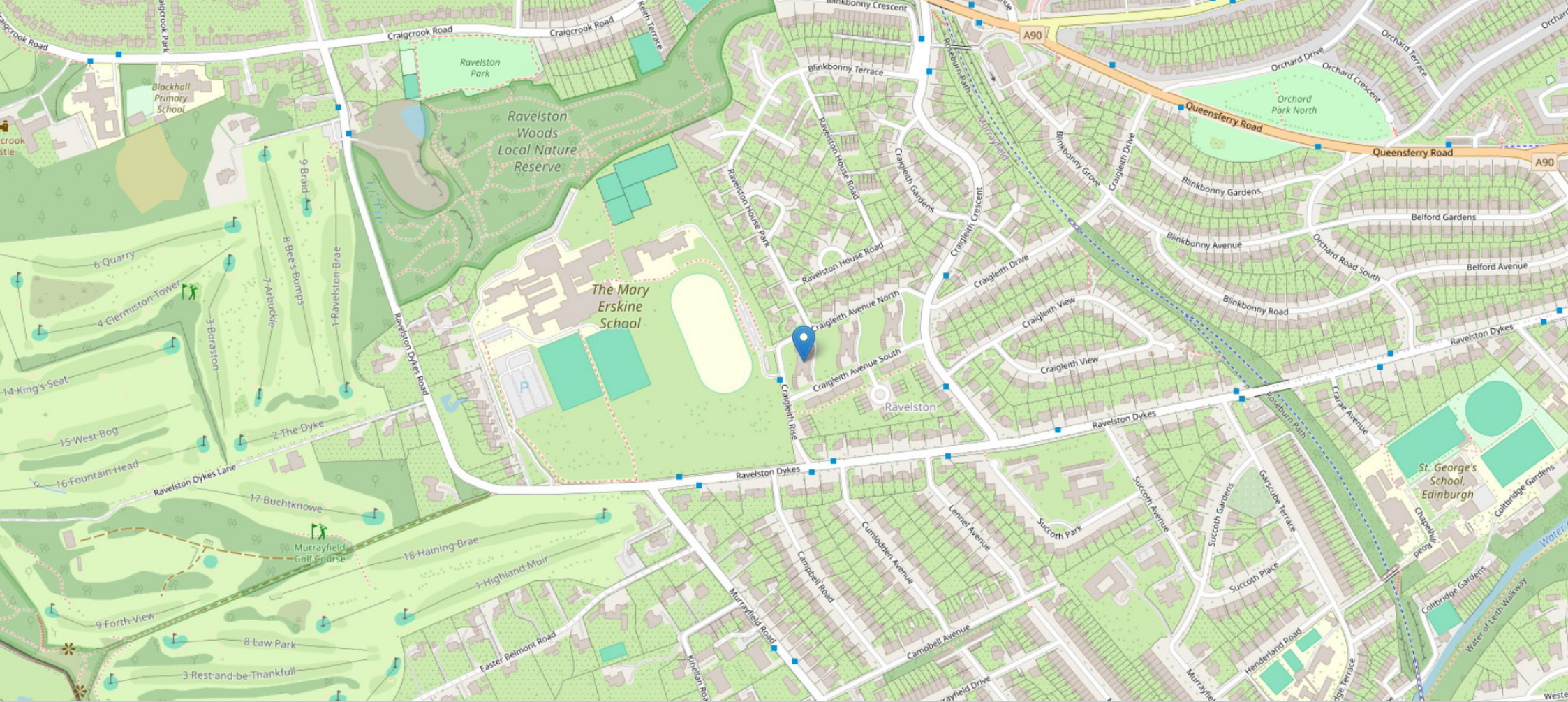


The Location

Positioned just over a mile west of Edinburgh city centre, the affluent suburb of Ravelston is popular among families and professionals owing to its tranquil ambience, fantastic amenities and proximity to some of the capital's most beautiful parks and green spaces, including Ravelston Woods. The area is served by excellent shopping and retail, particularly at Craighleith Retail Park, which is home to a Sainsbury's superstore and several major outlets. Residents have a wealth of outdoor and fitness pursuits right on their doorstep, from a round of golf at Ravelston or Murrayfield Golf Club to various sporting activities at Ravelston Sports Club.



The area is also just a few minute's walk from Murrayfield Stadium and the Scottish National Gallery of Modern Art (Modern One and Two) and from here the picturesque Water of Leith Walkway provides a peaceful route through Dean Village and into cosmopolitan Stockbridge. The property falls within the catchment area for excellent state schools and is also convenient for numerous independent schools, particularly ESMS and St George's School for Girls. The area benefits from ideal bus links into the city centre; the nearest tram stop at Murrayfield offers swift, direct travel into the city centre via Haymarket train station, and to Edinburgh International Airport.



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