

Flat 2, 11E Ravelston Park

EDINBURGH, EH4 3DX



*BEAUTIFULLY PRESENTED TWO
BEDROOM FLAT*



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McEwan Fraser Legal is delighted to present this well-presented, spacious two-bedroom second-floor flat situated within a converted house in Edinburgh's highly sought-after area of Ravelston. The property is situated in a prime residential street and benefits from the tranquillity and views afforded by its location backing on to the beautiful gardens of the Modern Art Galleries.

Inside, the property comprises of a spacious living room, with sash and case windows providing a leafy outlook, which offers various possibilities for furniture arrangements. The fully equipped kitchen is flooded with natural light and skyscape views from large Velux windows, and has more than enough space to accommodate a dining area.

The flat has two generous double bedrooms and also a box room with a window currently used as an office space which could make for a small bedroom/nursery if desired. The flat has one well-appointed three-piece bathroom with mains shower over the bath and a roomy hall with a large skylight.







The Kitchen





Bedroom 1



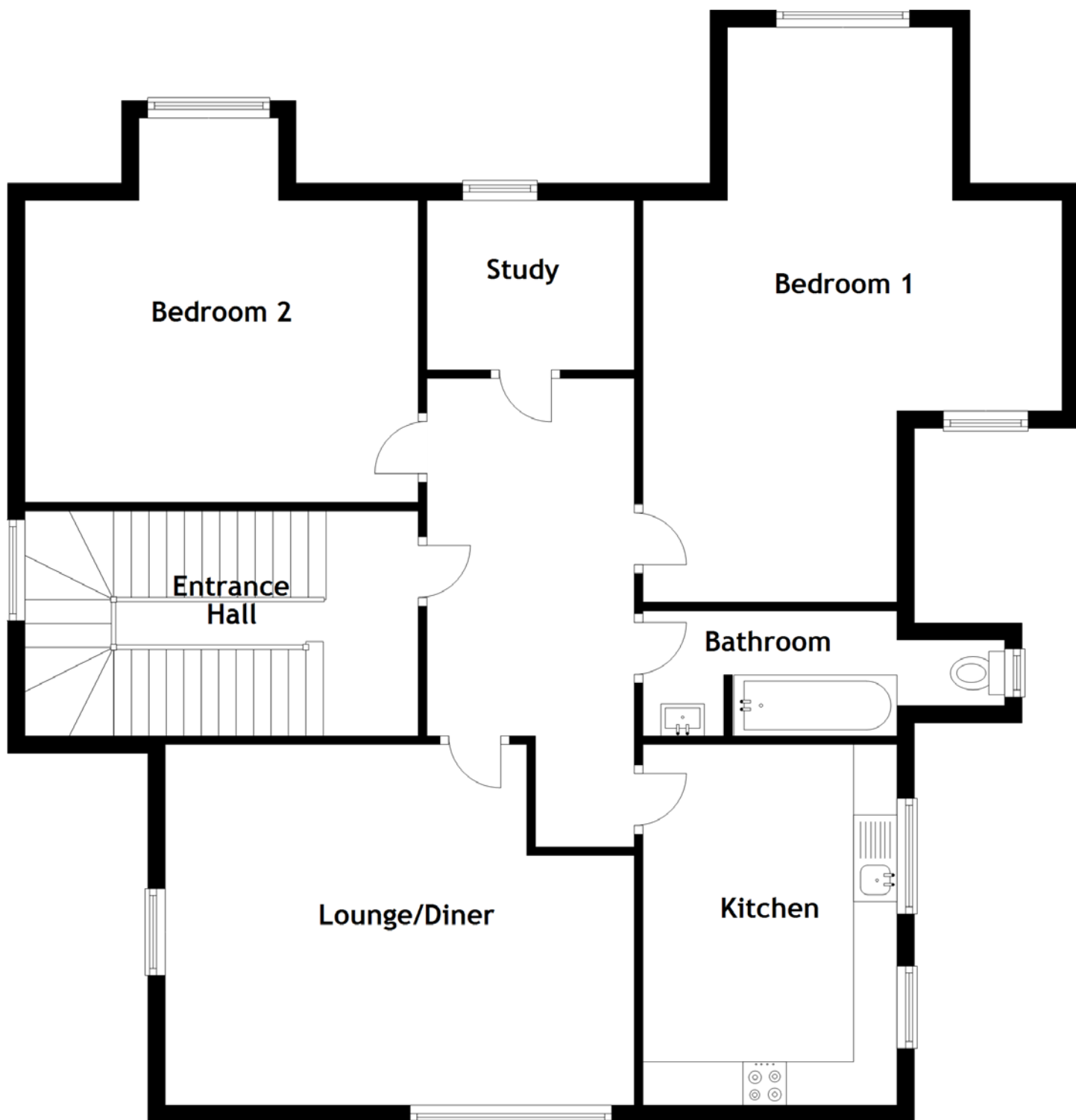


Bedroom 2









Approximate Dimensions

(Taken from the widest point)

Lounge/Diner	5.40m (17'9") x 4.15m (13'8")	Bathroom	4.17m (13'8") x 1.44m (4'9")
Kitchen	4.15m (13'8") x 2.93m (9'7")		
Bedroom 1	6.62m (21'9") x 4.83m (15'10")	Gross internal floor area (m ²): 113m ²	
Bedroom 2	4.53m (14'10") x 4.50m (14'9")	EPC Rating: D	
Study	2.39m (7'10") x 1.95m (6'5")		



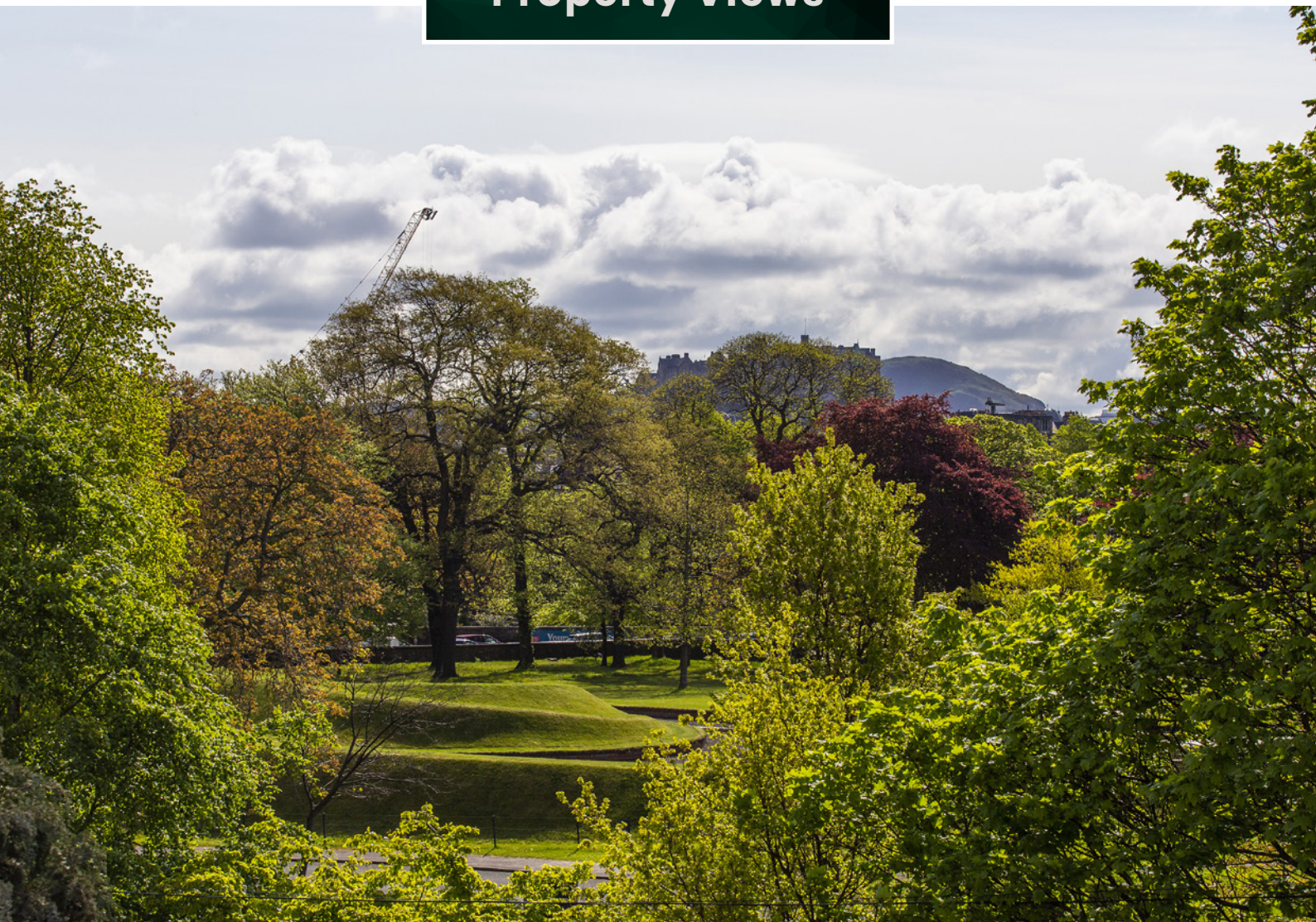
The property is accessed from a secure entry shared with only one other property and also includes a private and bright staircase and landing. The flat benefits from gas central heating and double glazing throughout. Green spaces on the property's doorstep include the Modern Art Gallery gardens, the Water of Leith walkway and Dean Village whilst the leisure and shopping amenities of Stockbridge, the West End, Haymarket and Roseburn are all just a short walk away. Excellent public transport links can be accessed with ease from the property.

In addition to this, the property includes a dedicated off street parking space as well as ample on-street permit and pay and display parking.





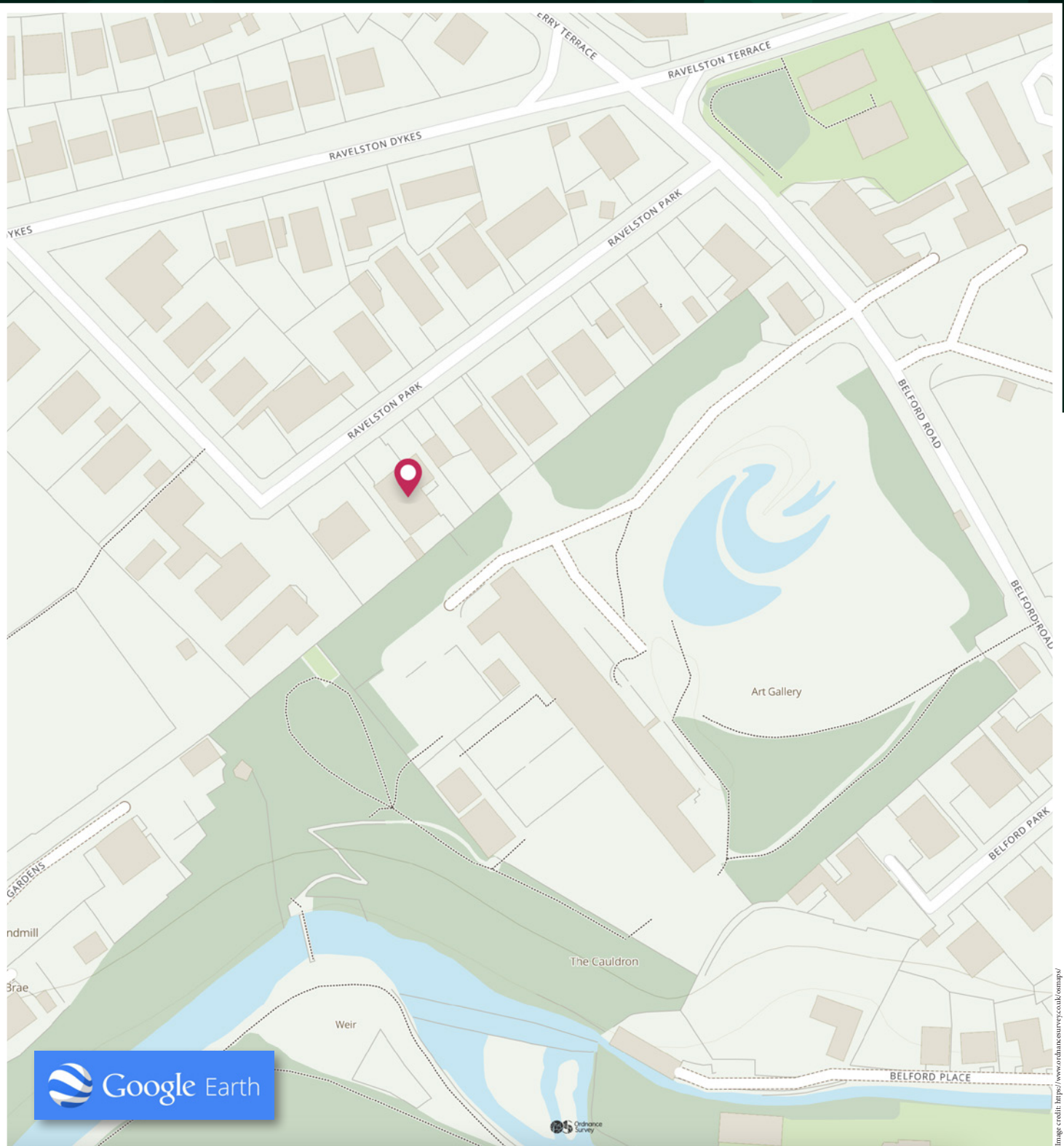
Property Views





Ravelston is an exclusive residential area situated outside the city centre to the west. The area enjoys excellent local shopping facilities that provide a great deal more than normal daily requirements. Excellent primary and secondary schooling is available at Fettes College, Daniel Stewart's College and the Mary Erskine School are but a few of the local private schools as well as Blackhall Primary, Flora Stevenson Primary and Royal High School. The well-known shopping centre of Stockbridge/Comely Bank is just a few minutes drive or a twenty minute walk away and offers an extensive variety of specialist shops, banking, building society and Post Office services as well as a large branch of Waitrose. Craigleith Retail Park offers seven-day shopping with extended hours to meet most requirements.

Queensferry Road runs from the city centre to the west and meets up with Edinburgh's city bypass, the M8 to Glasgow, the M9 to Stirling and the M90 to the Forth Road Bridge and all points beyond. This part of the city, therefore, enjoys easy communication with all parts of the country making it particularly convenient for anyone who is required to travel in connection with their job. Edinburgh Airport is also easily accessible and is only a 20 minute drive away.



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