

9 Ravelston House Loan

EDINBURGH, EH4 3LY



*Beautiful Five-Bedroom Detached Home, Situated In
Edinburgh's Most Sought After Ravelston Suburb*



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McEwan Fraser Legal is delighted to present this beautifully presented five-bedroom detached family home in one of Edinburgh's most sought-after suburbs of the city, Ravelston.

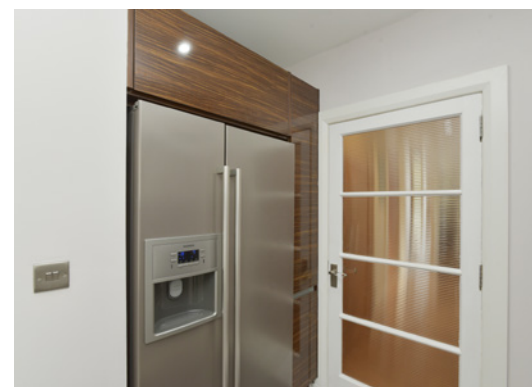
THE SITTING ROOM



Internally, the property comprises:

Ground Floor: entrance vestibule, reception hall, cloaks cupboard, sitting room, study, dining/TV room, open plan family kitchen / diner, utility room & access to private garden via french doors from family kitchen/diner, study and sitting rooms.

OPEN-PLAN KITCHEN/DINER & UTILITY



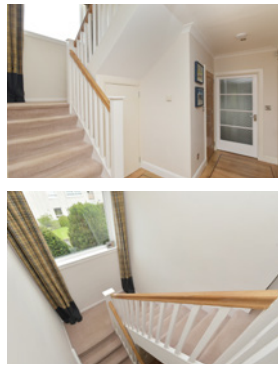


THE DINING/TV ROOM



THE STUDY & SHOWER ROOM



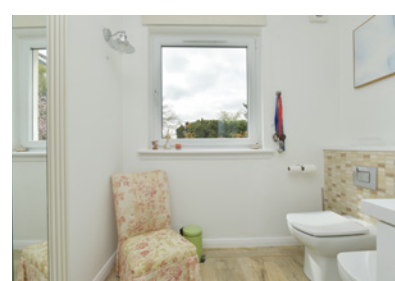


First Floor: Principal suite with fitted wardrobe and full en suite, double bedroom two, with en suite and fitted wardrobe, double bedroom three with fitted wardrobe, double bedroom four, double bedroom five with fitted wardrobe, linen / airing cupboard, family bathroom with double sink and separate shower and bath. Also accessible from the first floor is the spacious floored attic space with fixed ladder access and loft light. Two solar thermal roof panels provide auxiliary hot water heating in addition to the gas central heating boiler.

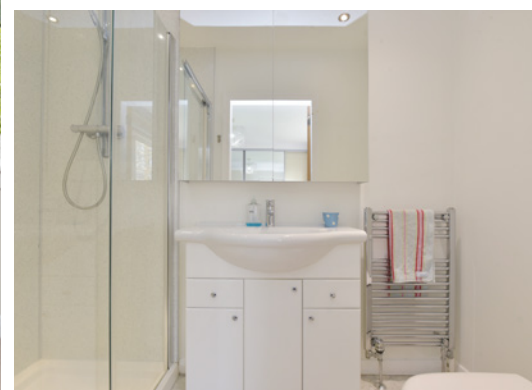
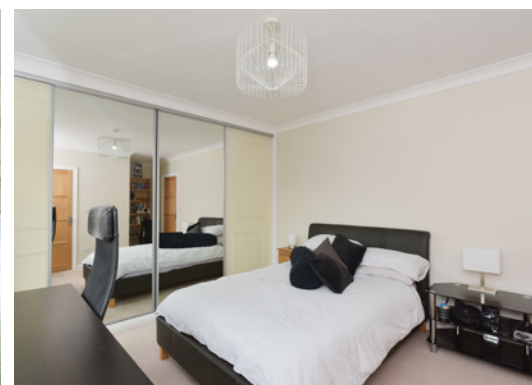
THE BATHROOM



THE PRINCIPAL BEDROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5



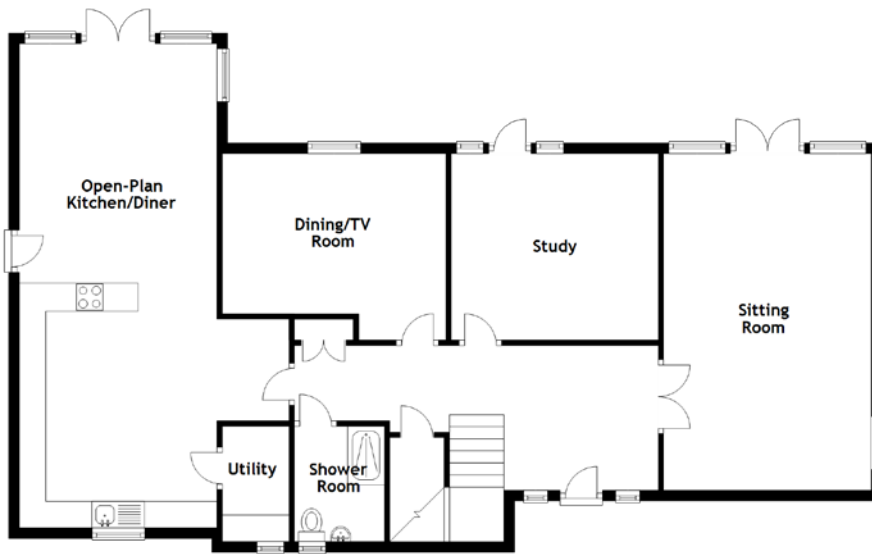
The large private outdoor garden space is south facing and is beautifully landscaped with mature trees, bushes and grassed areas. The garden features a sun patio with fixed pergola area, garden pond with waterfall feature, tool shed, garden shed, firewood storage, electricity and water supplies. The pergola makes an excellent entertainment space with potential location for hot tub. The home also benefits from a double driveway and more than adequate on street parking

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP

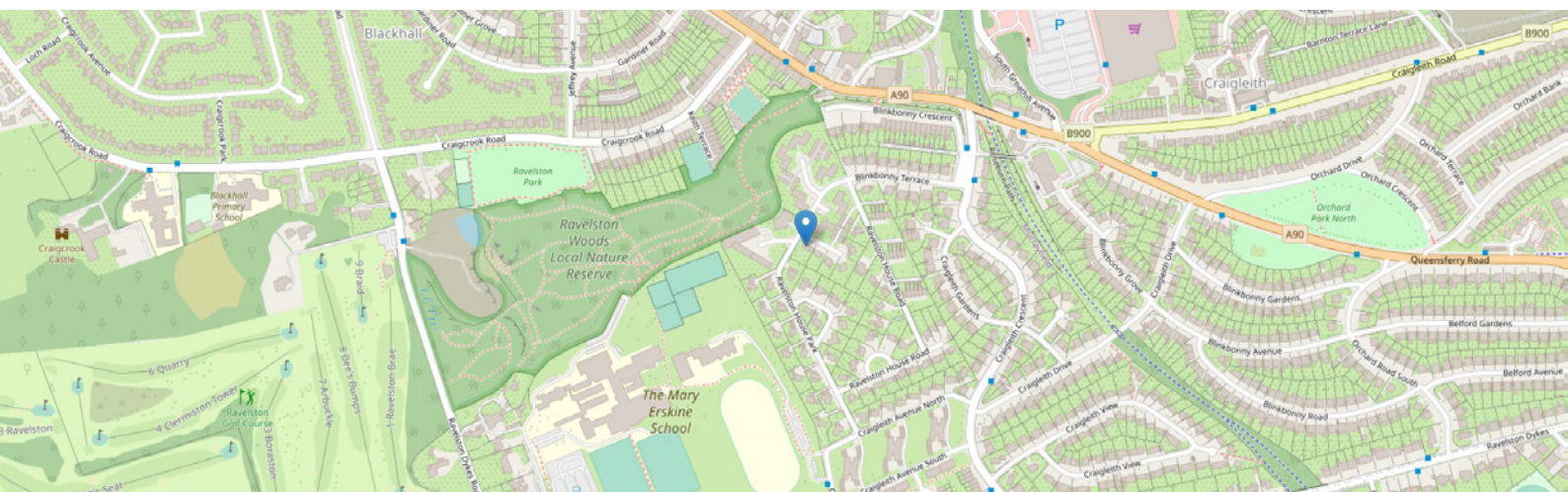


Approximate Dimensions (Taken from the widest point)

Sitting Room	6.37m (20'11") x 3.93m (12'11")
Open-Plan Kitchen/Diner	9.16m (30'1") x 3.74m (12'3")
Utility	2.18m (7'2") x 1.26m (4'2")
Dining/TV Room	4.23m (13'11") x 3.53m (11'7")
Study	3.92m (12'10") x 3.53m (11'7")
Shower Room	2.18m (7'2") x 1.71m (5'7")
Principal Bedroom	4.40m (14'5") x 3.56m (11'8")

En-suite	3.56m (11'8") x 2.13m (7')
Bedroom 2	5.02m (16'6") x 3.56m (11'8")
En-suite	2.57m (8'5") x 1.26m (4'2")
Bedroom 3	3.52m (11'7") x 2.96m (9'9")
Bedroom 4	3.43m (11'3") x 3.42m (11'3")
Bedroom 5	4.88m (16') x 2.71m (8'11")
Bathroom	3.15m (10'4") x 2.45m (8')

Gross internal floor area (m²): 232m² | EPC Rating: C



THE LOCATION

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. Craighleith Retail Park offers seven-day shopping with extended hours to meet most requirements and boasts a Sainsbury's, Boots, Currys, TK Maxx, Marks and Spencer, and Homebase to name but a few and is within walking distance. If all this proves insufficient, it is a simple matter to travel into the city centre.

Using one of the many and frequent bus services that pass through the area, Princes Street is generally no more than ten minutes away. For the energetic, it is only about a 20 minute walk to the city's West End. The West End is a high concentration of Edinburgh's formal entertainment facilities.

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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