



GILSON GRAY

LAW • PROPERTY • FINANCE

11 RAVELSTON RISE
Ravelston, Edinburgh, EH4 3LH



SPACIOUS END-TERRACE TOWNHOUSE

Situated in sought-after Ravelston, close to the Mary Erskine School and Murrayfield Golf Club, this bright and spacious, end-terrace townhouse offers a desirable location for families, enjoying a leafy green setting within easy reach of amenities and Edinburgh city centre. Furthermore, the property provides flexibility to suit the needs of new buyers, with configurations to support three/four bedrooms and two/one reception rooms. It has the added benefit of two bathrooms (plus a WC), a private garden, and parking for three cars. It also provides the exciting opportunity for a slight modernising touch.

The home's front door opens into a naturally-lit vestibule that gives way to a hall with under-stair storage. From here, a staircase rises to the first-floor accommodation, leading into the living room. This reception area has a sweeping footprint for a wide choice of lounge furniture, and is perfect for everyday use. It is decorated in light tones and has a focal-point fireplace and patio doors that flow out to the rear garden.



Spacious end-terrace townhouse
 Situated in sought-after Ravelston
 Near amenities & schooling
 In easy reach of the city centre
 Vestibule & hall with storage
 Large, light-filled living room
 Well-appointed kitchen
 Dining room/fourth bedroom
 Three double bedrooms
 Modern en-suite shower room
 Three-piece family bathroom
 Convenient WC
 Low-maintenance garden
 Double driveway & single garage



THREE DOUBLE BEDROOMS WITH BUILT-IN WARDROBES



A second reception room is across the hall, enjoying a generous array of windows and well-proportioned dimensions. Currently, it is arranged as a dining room, yet it could alternatively be used as a fourth bedroom if required. The kitchen is conveniently next door, coming well-appointed with light timber-toned cabinets and excellent workspace. It has a classic modern style, and is finished with a range of appliances. A handy WC completes this level. On the second floor, there are three double bedrooms, all of which come with built-in wardrobe storage. The principal bedroom has the advantage of the largest proportions, as well as a modern en-suite shower room and beautiful views over the rear garden. The remaining bedrooms are served by a three-piece family bathroom.

Outside, the enclosed rear garden captures lots of sun throughout the day, enjoying a low-maintenance design that is well-suited to alfresco dining. It also affords access to a large communal garden. To the front, there is a double driveway and an integrated single garage.

Extras: integrated kitchen appliances (electric hob, eye-level oven/grill, fridge/freezer, and dishwasher) and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





EPC RATING:



COUNCIL TAX BAND:

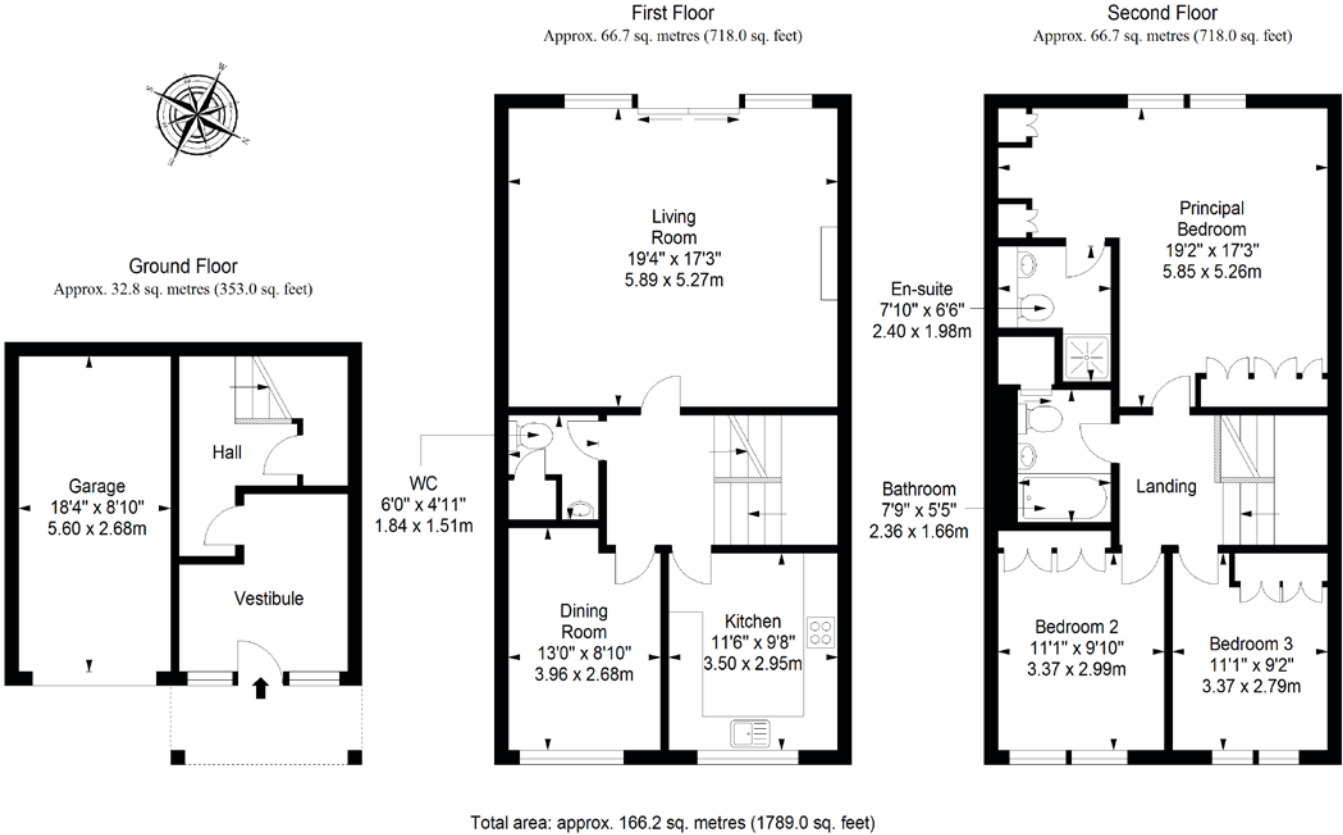


VIEWING

By appointment with Gilson Gray on 0131 516 5366.

RAVELSTON, EDINBURGH

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 minutes’ walk from 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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ST ANDREWS

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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.