










Offers Over
£375,000

28/1 Ravelston Terrace

Ravelston | Edinburgh | EH4 3TP

A spacious and beautifully presented modern apartment, forming part of an attractive small-scale development, enjoying a superb central location in the capital's desirable Ravelston area. Perfect for the professional couple or downsizer alike, the development boasts residents parking and lifts to all floors, together with beautifully maintained common grounds, gym facilities and secure bicycle storage.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Residents parking
-  Communal garden grounds
-  EPC rating – B
-  Council tax band- G



Description

The internal accommodation briefly comprises: entrance hallway with good built-in storage, generously proportioned reception/dining kitchen with attractive wood flooring, tasteful neutral decor and French doors opening out to a Juliet balcony, the kitchen area has been fitted with an excellent assortment of sleek contemporary units, with coordinated worktops and a selection of high quality integrated appliances, bright dual facing principal bedroom with near floor to ceiling windows and stylish shower room with heated rail, counter sunk basin, WC and tiled enclosure, second double bedroom, and immaculate family bathroom with three piece white modern suite, tiling to splash areas and over-bath electric shower.



Extras

All blinds, light fittings and integrated appliances will be included.

Gardens, Parking, Gym and Factor

The property benefits from access to an attractively landscaped shared gardens and there is ample residents' parking. Of particular note is the well-equipped residents' gym which offers an excellent selection of cardio and weight training facilities. The development is managed and maintained by James Gibb Factors at a cost of approximately £150 per calendar month, this covers buildings and lift insurance, stair cleaning and maintenance, upkeep of the communal grounds and the gym

Viewing

By appointment through Neilsons (0131 625 2222).





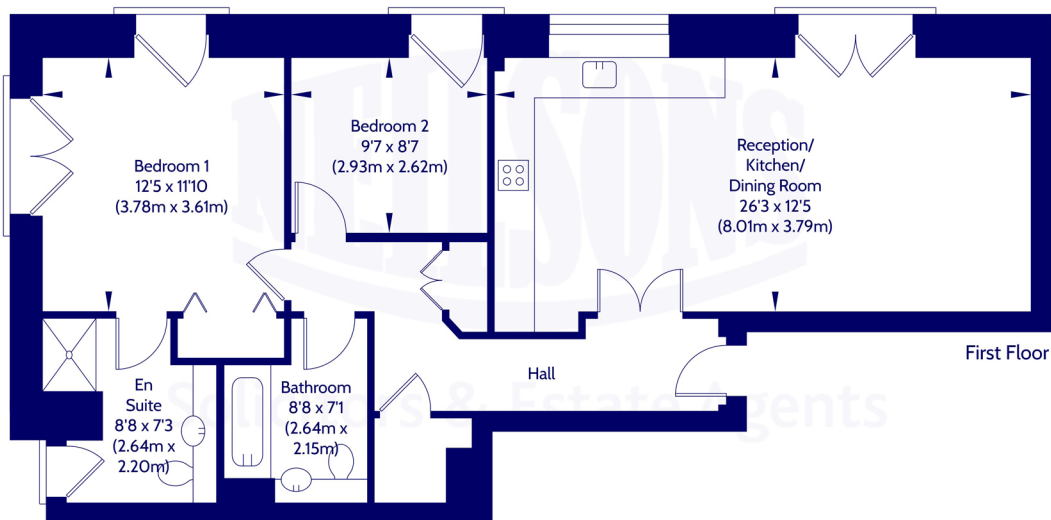
Location

Nestled just west of Edinburgh's city centre, Ravelston is one of the capital's most sought-after residential areas. Renowned for its leafy streets, elegant homes, and tranquil atmosphere, this prestigious suburb seamlessly blends city convenience with a peaceful village-like charm. Families are drawn to its proximity to excellent schools, including Stewart's Melville College and Mary Erskine School, while professionals appreciate the short commute to the city centre. Nearby amenities include the picturesque Ravelston Woods, Ravelston Golf Club, and vibrant shopping and dining options in nearby Stockbridge and from Craigleith Retail Park. With its prime location, serene environment, and excellent connectivity, Ravelston is an idyllic choice for those seeking a high-quality lifestyle in the heart of Edinburgh.





Approx. Gross Internal Floor Area 80.53 Sq M / 867 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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