

9 (1F) Queensferry Terrace, Ravelston, Edinburgh, EH4 3EQ



9 (1F) Queensferry Terrace | Ravelston | EH4 3EQ

Offers Over £475,000

Description

Truly impressive dual-facing apartment occupying the entire first floor of a Victorian end terrace conversion benefiting from carefully considered interior specification, which features thoughtful design elements and acute attention to detail. This fabulous home has been meticulously fully renovated and remodelled to the highest standard by the current owner's whilst sympathetically retaining it's period charm. Situated in one of Edinburgh's highly regarded and sought-after residential areas which is within easy reach of the city centre and is conveniently placed for an excellent range of award-winning amenities, and reputable schooling.

Features

- Exceptional, fully refurbished first floor drawing room apartment
- Situated in a sought-after residential district, close by to excellent transport links, local amenities and recreational facilities
- Immaculate accommodation
- Magnificent open plan living/dining/kitchen offering a superb sociable space featuring a west-facing bay window, original fire surround and interior wall mouldings
- Bespoke kitchen with island, Quartz worktops and quality integrated appliances
- Engineered hard wood flooring
- Two generous double bedrooms
- Exquisitely fitted bathroom suite featuring a free-standing bath, standalone shower and marble tiles
- Private ground floor store
- Gas central heating
- On street permit parking

Extras

All fitted carpets, light fittings, oven, microwave, induction hob, dishwasher, washing machine and fridge/freezer are included.

EPC Rating: C



Location

Ravelston is one of Edinburgh's most prestigious and established residential neighbourhoods, situated approximately 2 miles west of the city centre. Renowned for its elegant Victorian and Edwardian villas, tree-lined streets and generous green spaces, the area is highly regarded among families, professionals and international buyers seeking a prime Edinburgh address. Residents benefit from excellent connectivity to the city centre, Edinburgh Airport and the wider motorway network, together with immediate access to a range of high-performing schools, including the nearby Erskine Stewart Melville, Fettes College and St George's School for Girls. The area is also well served by local amenities, independent retailers, cafés, leisure facilities and recreational destinations including Murrayfield and Ravelston Golf Clubs, the Water of Leith Walkway and the Scottish National Gallery of Modern Art. Combining a peaceful residential environment with exceptional accessibility, Ravelston remains one of Edinburgh's most desirable and resilient residential markets.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

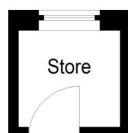


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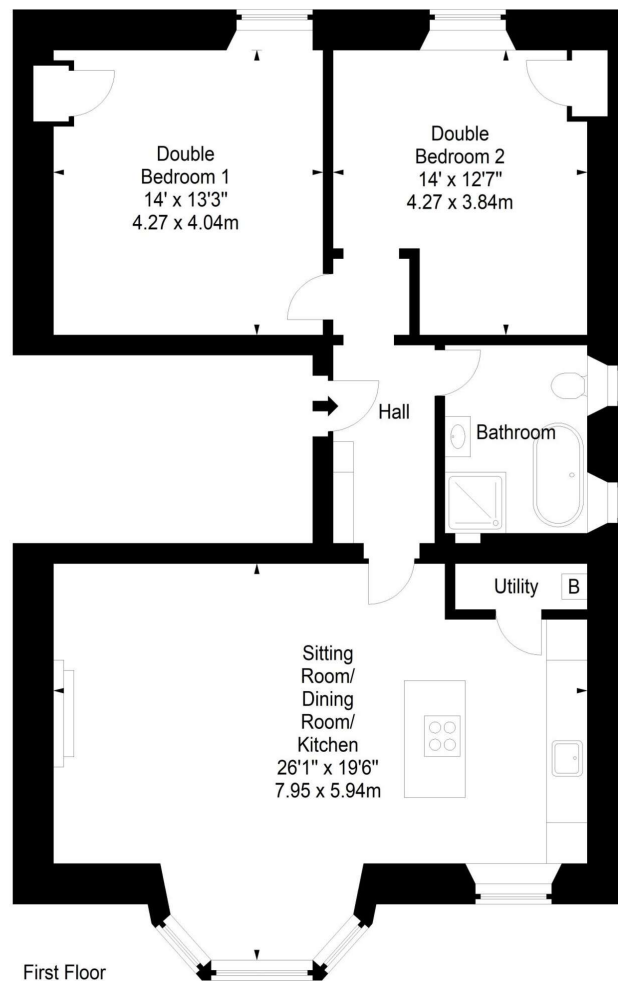


Approx. Gross Internal Area
947 Sq Ft - 87.98 Sq M

Store
Approx. Gross Internal Area
24 Sq Ft - 2.23 Sq M
For identification only. Not to scale.
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Ground Floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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