

SIMPSON & MARWICK



Flat 2, 5 Ravelston Place, Ravelston, Edinburgh, EH4 3DT



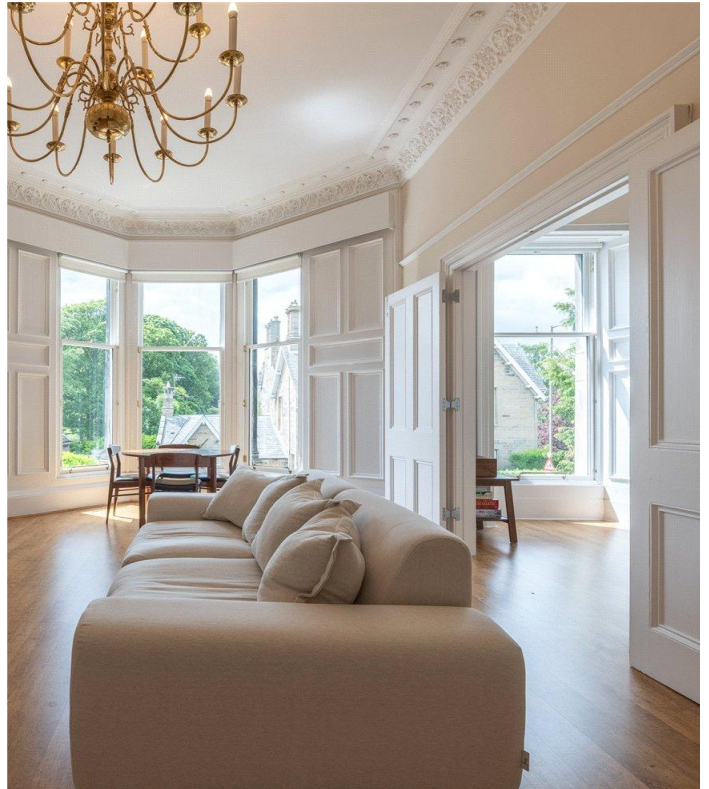
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EPC: C (71)
Council Tax - F

Wonderfully presented 2 bedroom first-floor flat in the desirable Ravelston area of Edinburgh.



- Prime location near West End and Stockbridge
- Tasteful in decor
- Period features and modern upgrades
- Large bay-windowed living/dining room
- Contemporary kitchen with Juliet balcony
- Two double bedrooms
- Modern white suite bathroom
- Secure entry and welcoming hallway
- Gas central heating

Occupying a prime position within an elegant Victorian tenement, this beautifully presented first-floor flat blends period charm with stylish modern living. Dating back to the 1880s, the property is ideally situated within easy walking distance of Edinburgh's vibrant West End and the highly sought-after area of Stockbridge and enjoys uninterrupted views of the Modern Art Gallery. Accessed via secure entry, the flat opens into a welcoming entrance hallway with generous proportions and high ceilings, setting the tone for the character and warmth that flow throughout.

The impressive living and dining room is a standout feature, boasting a large bay window that floods the space with natural light. The room has unspoiled views of the modern art gallery, along with a striking focal fireplace and ornate original detailing. The contemporary kitchen is both functional and wonderfully finished, featuring sleek cabinetry, integrated appliances including a gas hob, extractor hood, oven, dishwasher, washing machine, and fridge, and a charming Juliet balcony that adds a touch of elegance.

There are two well-proportioned double bedrooms, both bright and peaceful, with built-in storage and twin windows. The modern bathroom is equipped with a fresh white suite, over-bath shower, towel radiator, and stylish tiling. Additional features include double glazed sash-and-case windows, gas central heating, tasteful décor throughout, and many fine period details that have been preserved, including cornicing and original woodwork. This is a rare opportunity to acquire a characterful and refined home in a highly desirable location, perfect for professionals, downsizers, or as a prime investment in the heart of Edinburgh.

Location

Ravelston is long established as one of the most desirable suburbs of Edinburgh and lies approximately two miles west of the City Centre. There is a good range of local shops, bars and restaurants in nearby West End or Stockbridge and Craighleith Retail Park is a short car journey away offering a number of larger retail shops including a Sainsbury's supermarket, Marks and Spencer and Boots. A gentle stroll along the Water of Leith Walkway takes you to the cafes and boutiques of Stockbridge, passing the Gallery of Modern Art and the West End. The green open spaces of Ravelston and Murrayfield golf courses and Roseburn Park are conveniently located nearby, as well as Roseburn Path, a popular walking and cycling route. Further recreational amenities can be found at Murrayfield Stadium, and Edinburgh Zoo is also easily accessible. The area has excellent bus routes into the City Centre and Haymarket rail station. The City Bypass and M8 are within reach giving access to the Edinburgh International Airport, Forth Road Bridge and central motorway networks. The area is particularly popular with families and there are excellent schools in both the state and private sectors within walking distance, in particular St George's School for Girls, Stewart's Melville College and Mary Erskine School with The Edinburgh Academy and Fettes College being within a short drive away.

Fixtures and Fittings

All fixtures, light fittings, floor coverings, and named integrated appliances are included in the sale.

Viewing Details

By appointment contact Simpson & Marwick

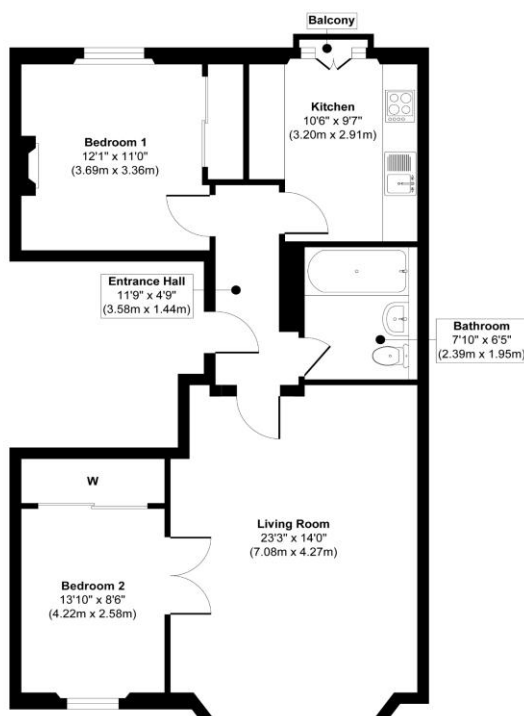


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**5/2 Ravelston Place
Edinburgh EH4 3DT**

Approx. Gross Internal Area:
740 Sq Ft (68.8 Sq M)

For Identification purpose only. Not to scale.
www.weare96.com



Simpson and Marwick

4 Albyn Place
Edinburgh, EH2 4NG

T: 01315815700
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		