NEILSONS

Solicitors & Estate Agents

Offers Over

£240,000

14 East Court

Ravelston House Park | Edinburgh | EH4 3LZ

A well presented three bedroom flat situated on the third (top) floor of an established development in sought after Ravelston. Offering bright, well-proportioned accommodation with open views, and the added convenience of secure allocated parking, the property provides an appealing home within easy reach of local amenities, green spaces and the city centre.

- 1 public room
- 3 bedrooms
- 1 bathroom
- Communal gardens
- Allocated parking
- EPC rating – D
- Council tax band – E

Description

The entrance hallway includes a deep storage cupboard and leads straight ahead to the dual aspect lounge/dining room, where an electric fire forms a cosy focal point. A sliding door opens onto the balcony, providing a space to relax or dine during the warmer months. The kitchen is fitted with a range of wall and base units, complemented by co-ordinating worktops and tiled splashbacks. An inner hallway provides further storage and leads to two double bedrooms, both with built-in wardrobes. The third, single bedroom also has a built-in wardrobe and could serve as a home office or study. A shower room with a crisp white suite completes the accommodation. Additional benefits include a secure entry system, Fischer electric heating and double glazing.

Extras

Included in the sale will be the electric oven and hob, and integrated undercounter fridge and freezer and washing machine.

Gardens and Parking

Attractive, well maintained landscaped grounds surround the development and the property has the added convenience of an allocated parking space within the secure car port. There is also ample unrestricted on street parking.

Factoring

The communal areas and grounds are maintained by 1-14 Residents Association at a cost of approximately £500 per annum and this includes buildings insurance.

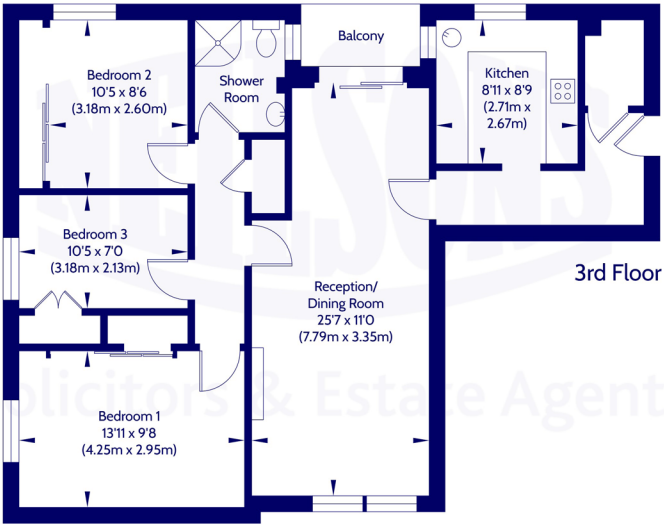
Viewing

By appointment through Neilsons (0131 625 2222).

Location

Located within the prestigious Ravelston district lying North West of the city centre and only a short distance from Edinburgh's West End, cosmopolitan Stockbridge and Comely Bank. Craigleith Retail Park is closeby offering several retail shops including a Sainsbury's supermarket, Marks & Spencer and Boots. The property is within walking distance of the Water of Leith Walkway, the Gallery of Modern Art and Dean Village. Nearby are the green open spaces of Ravelston and Murrayfield golf courses, Blackhall & Orchard park as well as Inverleith Park, Royal Botanic Gardens and enjoyable walks on Corstorphine Hill. The area is also well located for anyone working at the Western General Hospital or Fettes Police Station. The property is within close proximity of well regarded schooling in both public and private sectors. Excellent bus services regularly run into the city centre and surrounding areas, and both Haymarket and Waverley Station are accessible, as is Edinburgh Airport, the Queensferry Crossing and two of the main roads in and out of the city.

Approx. Gross Internal Floor Area 83 Sq M / 889 Sq Ft.



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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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