



1 East Court,
Ravelston House Park,
Edinburgh
EH4 3LZ



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Ground Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Two double bedrooms
- Shower room

features

- Gate private car port & unrestricted off street parking
- Communal gardens
- Gas central heating
- Double glazing
- Security entry phone

description

Beautifully bright and spacious ground floor flat in a quiet, sought after residential area, just a 20 minute walk from the City Centre and just 10 minutes from Craighleith Retail Park. Offered for sale in move in condition, the accommodation comprises a welcoming entrance hall with two storage cupboards, a sitting room / dining room with twin windows and leafy open views, fitted kitchen with appliances, two double bedrooms with fitted wardrobes, and a modern shower room with walk in shower cubicle with thermostatic shower and overhead rainfall shower head. The property benefits from gas central heating, double glazing, a security entryphone system and a private car port (No.8) to the rear of the building, with gated access. Early viewing is highly recommended



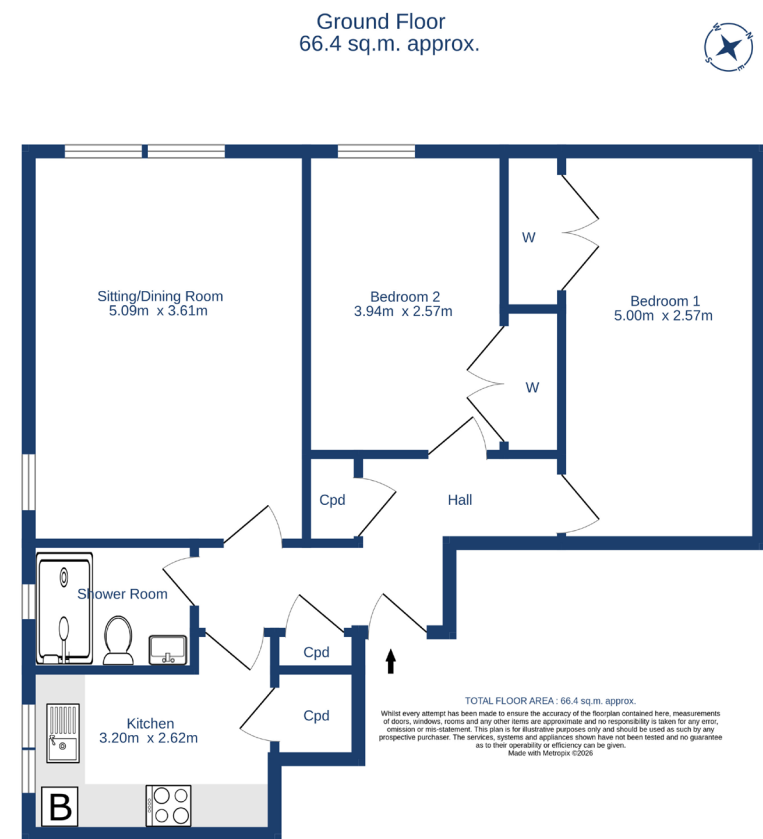
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Home Report
Value: £225,000

There is a residents association and a payment of approx. £500 per year is payable. An additional payment of £414 covers the buildings insurance.

Items to be included in the sale price:
Kitchen appliances, ceiling light fittings, curtains and fitted flooring.



espc **espc** CHARTERED FIRM

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