



Succoth Court, Ravelston, EH12



Rarely available bright, well-proportioned penthouse apartment with roof terrace.

Located in the leafy Ravelston area of
Edinburgh.

The Penthouse can be accessed by a lift and there is a door entry system in place. A private garage is on the grounds as well as free residence parking.

Three double bedrooms can be found along the L shaped hall as well as a study that could be used as a fourth double bedroom. Each room provides breath taking views of Edinburgh's famous skyline including the Castle and Arthur's seat.

A large rooftop terrace allows for some private outdoor living within the development.

Now in need of redecoration and modernisation the property offers buyers the opportunity to renovate to their taste and requirements.



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EPC

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Offers Over

£425,000

Tenure

Freehold

Local Authority

The City of Edinburgh Council

Council Tax

Band G



Key features

- Penthouse apartment in desirable area
- Rooftop terrace
- Three double bedrooms
- A study
- Private garage
- Lift access
- Acres of communal gardens
- Bathroom and shower room

Location

Ravelston is located to the west of Edinburgh City. The area is serviced by many local amenities with Craigmyle Retail Park a short drive away, Ravelston Golf Club, Scottish National Gallery of Modern Art, shops and cafes at Roseburn and Edinburgh Sports Club.

To the east of Ravelston terrace, Dean Path leads onto the Water of Leith and Stockbridge.



Ravelston is well positioned for easy access to all areas of the city including west to the Airport, the Queensferry Crossing and Fife and the City Bypass and on to the A1 South. The city's cycle paths and routes are close by and the area is well served by public transport, in particular the excellent bus service and Haymarket rail station.

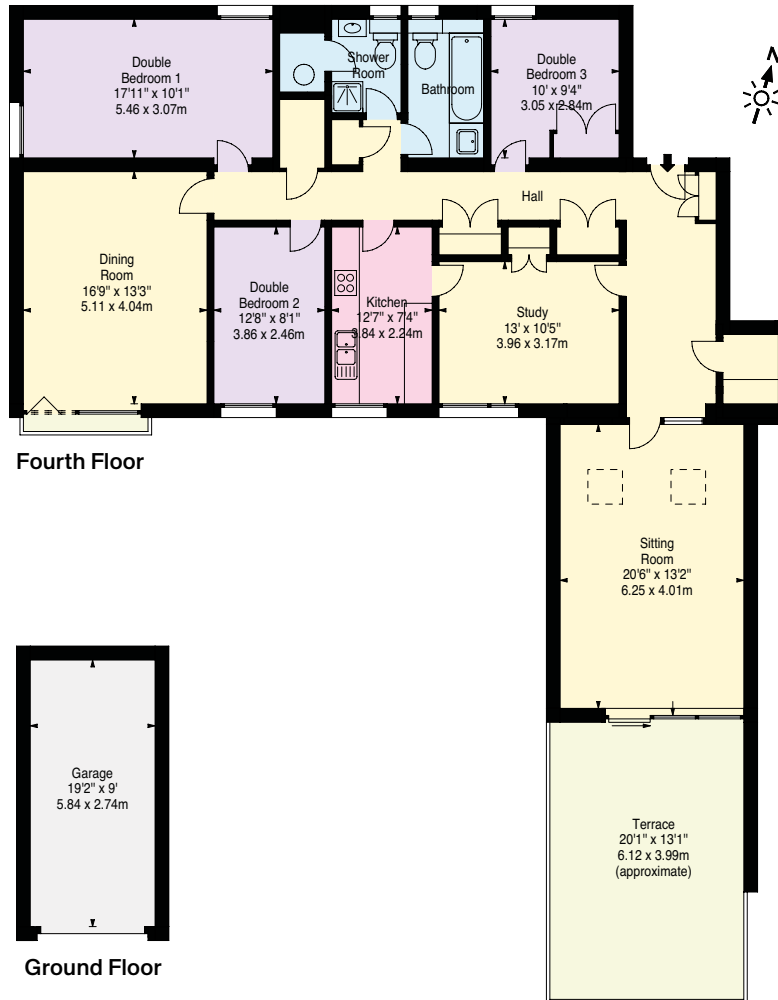
Ravelston is home to some of Edinburgh's best private schools including Stewart Melville College and The Mary Erskine School, with St George's School for Girls close by.





Approximate Gross
Internal Floor Area
1634 Sq Ft - 151.80 Sq M
Garage:
173 Sq Ft - 16.07 Sq M

This plan is for guidance only
and must not be relied upon as a
statement of fact. Attention is drawn
to the Important Notice on the last
page of the text of the Particulars.



Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2022. Photographs dated July 2022.

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