



Ravelston Park, Edinburgh, EH4

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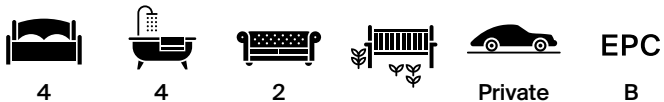
# An impressive **four bedroom penthouse apartment** located in one of the most popular residential areas of Edinburgh.

Ravelston Park is a fantastic opportunity to acquire a wonderful southwest-facing duplex penthouse apartment located within a quiet and peaceful conservation enclave in Ravelston. This very bright and spacious property offers four bedrooms, excellent entertaining space and three southwest-facing balconies. The property will suit a host of buyers and benefits from lift access.

**Second Floor:** Hall, living room/dining room (with small balcony), kitchen, utility room, double bedroom with dressing area, balcony and en suite bathroom, double bedroom/study, family shower room, and storage cupboard accommodation.

**Third Floor:** Principal bedroom with external terrace, en suite bathroom and walk-in wardrobes (3), double bedroom with en suite shower room and storage accommodation.

**Outside:** Secure private parking space and pleasant landscaped grounds.



Offers Over	Tenure	Local Authority	Council Tax
£825,000	Freehold	The City of Edinburgh Council	Band H



## Features

- Prime location
- Penthouse apartment
- Large floor area
- Four double bedrooms
- Four bathrooms
- Three balconies
- Lift access
- Secure private parking
- Communal gardens

## Location

Ravelston Park is a quiet street in a wonderful residential area with wide streets, mature trees, and many open green spaces. Centrally located, the property is within walking distance, or a short drive away, from the West End and the City Centre. The Gallery of Modern Art is just around the corner and has beautiful, landscaped gardens and a café. Stockbridge is within walking distance and offers a good range of local amenities. There are several highly regarded schools (both local authority and private) within walking distance. St George's School for Girls and Stewart's Melville College are at either end of Ravelston Park.

The property is conveniently located for access to both the bus and tram to the City Centre, as well as for reaching Edinburgh International Airport. Haymarket Train Station is a short walk, and the airport is approximately 6.4 miles away, which can be accessed by a fast and frequent bus service. Local recreational opportunities include Edinburgh Zoo, Murrayfield Rugby Stadium, and several sports clubs. Pleasant walks can be enjoyed on Corstorphine Hill and along the Water of Leith walkway.

## Financial Guarantee/Anti Money Laundering

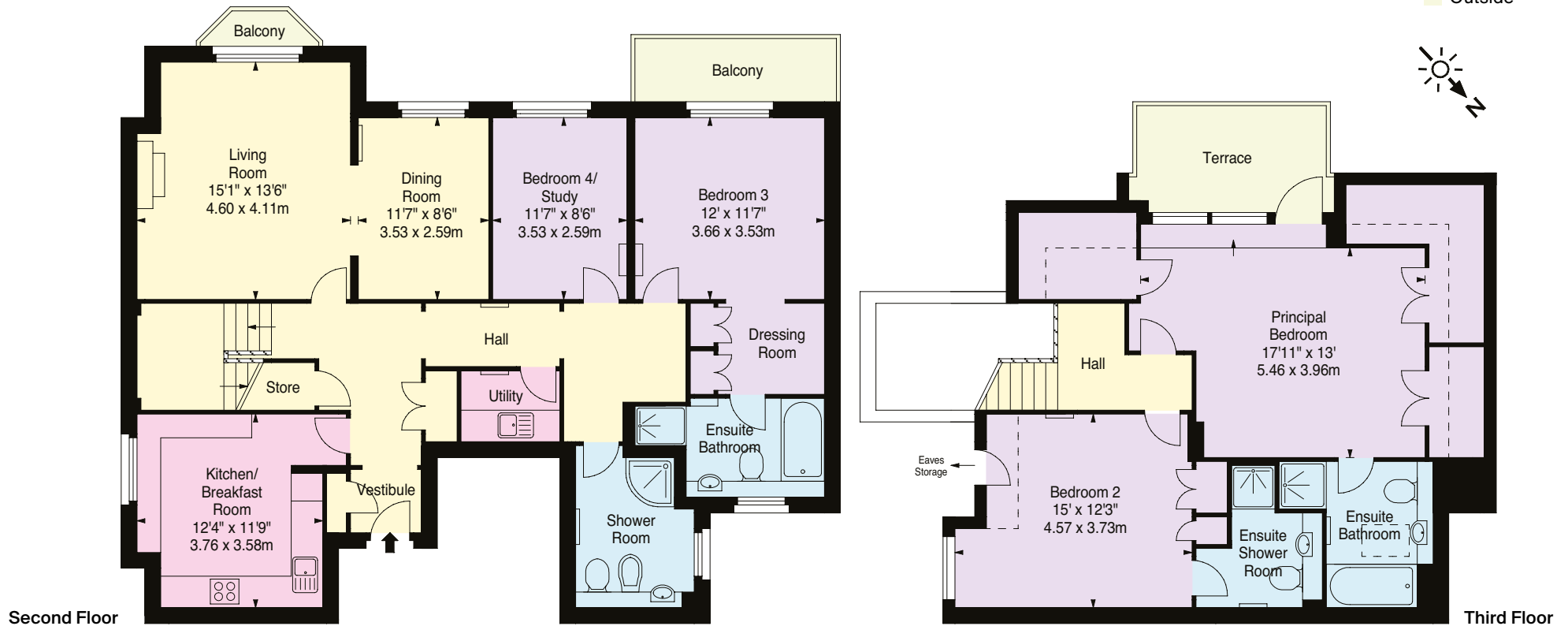
All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation 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.

## Approximate Gross Internal Floor Area

1966 Sq Ft - 182.64 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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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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 October 2023. Photographs and videos dated October 2023.

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