



Ravelston House Loan, Edinburgh, **EH4**

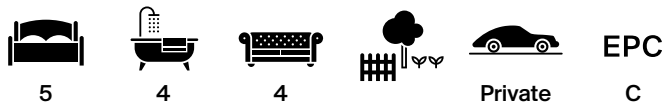


A rarely available, detached five bedroom family house boasting a large private south-facing garden in the highly sought after residential area of Ravelston.

Ravelston House Loan is positioned in a superb location with a local nature reserve, golf courses, well-regarded private and public schools all within walking distance. The house enjoys an elevated position extending superb views to Edinburgh Castle, Carlton Hill, Arthurs Seat and Pentland Hills

Ground Floor: Entrance vestibule, reception hall, cloaks cupboard, sitting room, study, dining/TV room, open plan family kitchen/diner, utility room and access to private garden via french doors from family kitchen/diner, study and sitting rooms.

First Floor: Principal suite with fitted wardrobe and full en suite, double bedroom two, with en suite and fitted wardrobe, double bedroom three with fitted wardrobe, double bedroom four, double bedroom five with fitted wardrobe, linen/airing cupboard, family bathroom with double sink and separate shower and bath. Also accessible from the first floor is the spacious floored attic space with fixed ladder access and loft light. Two solar thermal roof panels provide auxiliary hot water heating in addition to the gas central heating boiler.



Offers Over £900,000 **Tenure** Freehold **Local Authority** The City of Edinburgh Council **Council Tax** Band G



The large private outdoor garden space is south-facing and is beautifully landscaped with mature trees, bushes and grassed areas. The garden features a sun patio with fixed pergola area, garden pond with waterfall feature, tool shed, garden shed, firewood storage, electricity and water supplies. The pergola makes an excellent entertainment space with potential location for hot tub. The home also benefits from a double driveway and more than adequate on street parking.

Location

Ravelston is a highly sought-after residential address, situated to the north west of the city centre and only a short distance away from George Street, Princes Street and the financial sector in Lothian Road. One of the area's main attractions is the selection of well-known schools in both the state and private sectors, including Blackhall Primary, Mary Erskine, Stewart's Melville, St. George's School for Girls and The Royal High School. Comely Bank and Stockbridge are a short distance away with many independent coffee shops, restaurants and gift shops. There is also a Waitrose supermarket and additional retail facilities at the nearby Craighleith retail park.



Access to the city bypass, the motorway network and Edinburgh International Airport is swift and direct, while train services at Haymarket connect to Glasgow and Edinburgh's main Waverley station. Local recreational opportunities include several well-known golf courses, Drumsheugh Swimming Baths and the Edinburgh Sports club. The Galleries of Modern Art are both within walking distance and The Water of Leith walkway and cycle path give ready access into the city.





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.

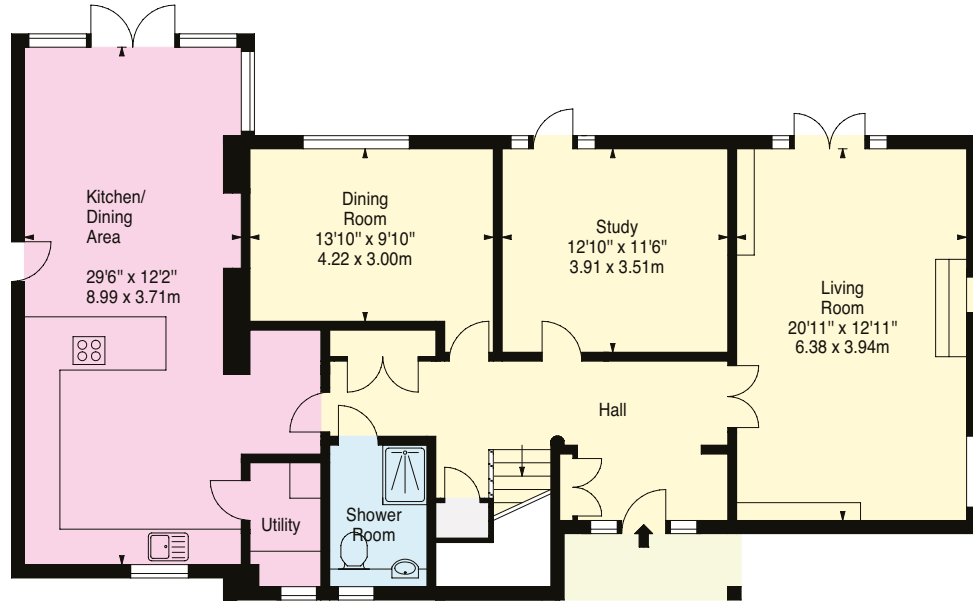


Approximate Gross Internal Floor Area

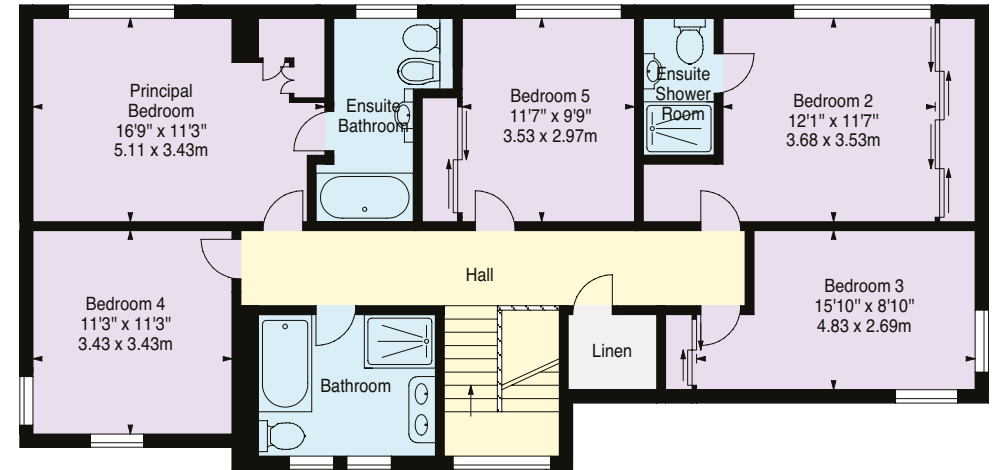
2499 Sq Ft - 232.16 Sq M

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



Ground Floor



First Floor

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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 May 2024. Photographs and videos dated May 2024.

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