



SIMPSON & MARWICK

## 5 Ravelston Terrace

Ravelston, EH4 3EF

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## Stunning 5 bedroom terraced house with sunny garden and roof terrace.

- Stunning drawing room with views to Fife
- Sitting room with bay window
- Recently refurbished kitchen with utility room
- Breakfast room and dining room with French doors to garden
- Four double bedrooms, one currently used as a dressing room
- Home office and maids room
- Shower room, bathroom and WC
- Excellent storage throughout
- Extremely private and sunny rear garden and roof terrace
- Gas central heating and draught proofed windows

### Description

A beautifully presented and extremely spacious 5 bedroom terraced house situated in Ravelston, one of Edinburgh's most sought after residential areas.

The house, which is set over 3 floors, has stunning period features throughout including high ceilings, original floor tiles and ornate cornicing. To the rear of the house is an extremely private, south facing garden which has direct access from the dining room and a unique roof terrace accessed via stairs from the utility room.

Internally the property offers generously proportioned and flexible accommodation. The current owners have converted the fourth double bedroom on the top floor into a dressing room and the home office on the first floor could also be a further double bedroom.

### Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.



## Location

Ravelston is a prestigious residential area situated approximately 1 mile west of the city centre. There is a good range of local shops, bars and restaurants in nearby Stockbridge and Comely Bank, and Craighleith Retail Park is a short car journey away offering a number of larger retail shops.

Some of Edinburgh's finest private schools are within walking distance including Stewart's Melville, Mary Erskine's and St Georges. The Water of Leith Walkway, the Gallery of Modern Art and the West End are all close by. The area has excellent bus routes into the city centre and Haymarket rail station/tram terminus and the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, Queensferry Crossing and central motorway network.

## Fixtures and Fittings

All fitted carpets, blinds, curtain poles and some light fittings are included in the sale price as are the Range cooker, extractor and dishwasher in the kitchen and the fridge/freezer and washing machine in the utility room. The dressing room and home office fittings are included in the sale price. The lights in the drawing room, sitting room, hall, landing and bedroom 4 are excluded.

## EPC Rating D



Approx. Gross Internal Area  
 3071 Sq Ft - 285.30 Sq M  
 (Including Store)  
 For identification only. Not to scale.  
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