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**8 RAVELSTON TERRACE
WEST END
EDINBURGH**

This stylish top (2nd) floor flat forms part of converted Victorian townhouse within a handsome stone built terrace that is situated close to the City Centre.

Security entry, entrance hall, reception/dining hall, sitting room, fully fitted kitchen, 2 bedrooms and bathroom.
Fabulous views and original features.

Fixed Price £248,000

£17,000 UNDER HR VALUATION



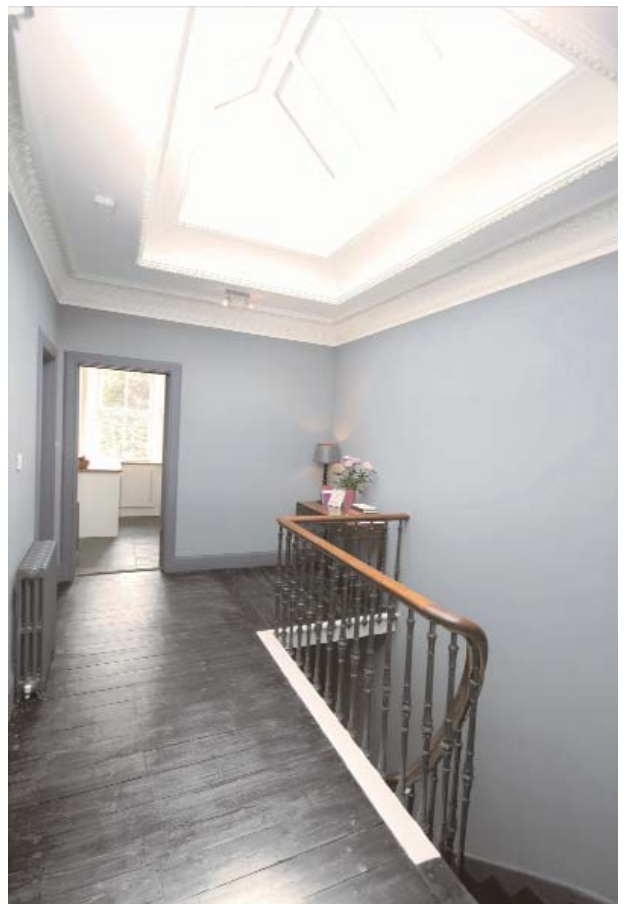


GENERAL DESCRIPTION

This stylish, top (2nd) floor flat forms part of a handsome stone built Victorian terrace within a converted townhouse that is situated within Edinburgh's sought after West End district. Internally, the property is well presented throughout displaying a number of original and attractive features with an internal layout comprising: Reception/dining hallway with storage cupboards off, large cupola and access to all rooms. The sitting room is a delightful room with front facing window enjoying an open outlook over Stewart's Melville College and towards the Fife coastline. The room displays a number of features including coving and a marble fireplace. The kitchen is fully fitted with integrated appliances and has rear facing window with views towards the Dean Gallery and Edinburgh Castle. Bedroom one is a large double with rear facing window again enjoying an attractive outlook. Bedroom two is a double with front facing window and features a built-in cupboard. Finally, the bathroom has a skylight window and displays a white three piece suite. All radiators within the property are reclaimed original Victorian radiators. The property specification includes gas central heating operating off a combi boiler.

SITUATION

The property forms part of Edinburgh's fashionable and much sought after West End/Ravelston district which is within easy reach of the City Centre. Celebrated West End landmarks include St Mary's Cathedral, the Scottish Gallery of Modern Art and the Dean Gallery, all of which are within a few minutes on foot. There are lovely walks and a cycle path along the banks of the Water of Leith and Edinburgh Sports Club is immediately on hand. Also within walking distance are Clydesdale Bank Plaza, the Financial Institutions based at Lothian Road, the International Conference Centre and both the Scottish Widows' and Standard Life headquarters. For those who require to travel out of the City, not only is Haymarket rail station within 10 minutes on foot but the City Bypass, Edinburgh International Airport and the central motorway network are all readily accessible.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE HALL

The property is entered on the first floor level. Features a range of fitted cupboards with hanging and shelved storage space.

RECEPTION/DINING HALL

Gained via stair with fine banister from the entrance hall. This bright hall has large cupola providing an abundance of natural daylight and has space for dining table if required. Displays ornate cornice work and exposed floorboards. Provides access to all rooms and has deep shelved cupboard housing the combi boiler

SITTING ROOM

19'3" x 11'6" 5.87m x 3.51m (at widest point)

This delightful room is set to the front with window looking Stewart's Melville College and towards the Fife coastline. The room displays original coving, skylight window, exposed floorboards, marble fireplace with cast iron surround and inset living flame gas fire.

KITCHEN

11'0" x 8'0" 3.35m x 2.44m

This bright stylish kitchen has window to the rear enjoying an open outlook towards the Dean Gallery and Edinburgh Castle. The room features a range of contemporary fitted units with solid beech worktop, sink and splash tiling. Included in the sale price will be the stainless steel gas hob, fan assisted oven, extractor hood, fridge, freezer, dishwasher and washing machine. The room displays coving and a ceramic tiled floor.

BEDROOM 1

15'9" x 12'0" 4.80m x 3.66m

A bright, generous sized double bedroom has rear facing window enjoying an attractive outlook. Displays coving and has cupboard fitted below the window.

BEDROOM 2

10'3" x 9'0" 3.12m x 2.74m

This double bedroom is set to the front with feature arched window enjoying an attractive outlook. The room displays coving and has a built-in cupboard.

BATHROOM

This superb fully tiled bathroom features a three piece suite in classic white. Comprises wc, wash hand basin and bath with mains shower over. Displays heated towel rail and skylight window provides natural daylight.

HEATING

The property has a modern system of gas central heating operating off a combi boiler.

ENTRY

By Arrangement

VIEWING

Thursday 7-8pm, Sunday 2pm-4pm and by appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Fixed Price £248,000
£17,000 UNDER HR VALUATION



sold on style™

If you are, call us to find out more about our bespoke service.



Schematic Diagram only - Not to scale



NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.