





Ravelston , 71 Ravelston Dykes Road, EH4 3NU

## Fixed Price £699,000

Viewing by appointment through selling agents on 0131 447 4747

### GENERAL DESCRIPTION

A rarely available and idyllically located four/five bedroom townhouse peacefully nestled amongst manicured gardens in the grounds of the Ravelston House estate. Designed by the renowned Edinburgh architect Roland Wedgwood in the late 1960's, the property sits within the sought-after West Murrayfield Conservation Area and provides a fabulous and secluded location within easy reach of the city centre.

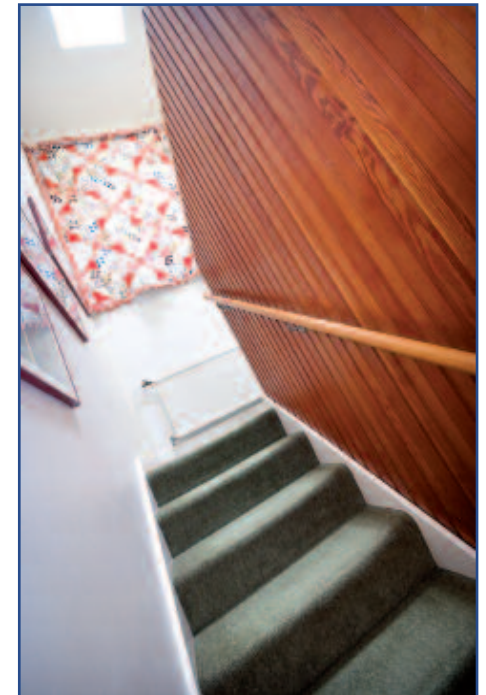
This spacious two-storey home looks out over a very well stocked private rear garden to the extensive communal grounds beyond. The property is unassuming upon initial inspection but once inside the orientation to the south and west reveals the bright and airy accommodation. The crisp lines and Scandinavian design principles combine to create a wonderfully flowing space that provides the perfect platform for entertaining and relaxing alike. The entrance vestibule leads into a central entrance hall that provides access to the principle rooms on the ground floor. Double doors open into a spacious and well-proportioned living room that overlook the gardens to the rear. The split-level living room is currently divided to provide a reading space and an area for seating whilst enjoying the view of the garden.

Further double doors lead through to the dining room which links seamlessly with the kitchen via a creative serving area that divides the rooms. The dining room has a door out to the garden and has ample space for a large dining table and chairs. The bespoke kitchen has a distinctly Scandinavian feel to it; birch cupboards and a cork-tiled floor combine well with the stainless steel and white worktops to provide a stylish space for preparing food. The kitchen has a door that leads through to a generous family room. The family room has deep fitted wardrobes and could easily be used a fifth bedroom if required. The family room has a door that leads out to a covered courtyard area, perfect for the storage of bikes. From here there is access to a store room and the garage, which in turn leads out to the street. A separate utility room is also accessed from the kitchen, which has further birch cupboards, space for appliances and a door to the garden at the rear. There is a generous study to the front of the property, accessed via the main entrance hall. A guest WC and cloakroom complete the accommodation on this level.

At first floor level there is a bright central landing area with two skylights overhead and a recessed linen cupboard. The master bedroom is placed to the rear and enjoys a wonderful view over the garden and communal gardens beyond. There is direct access to a fabulous terrace and this bedroom also benefits from an en suite shower room. Bedroom two is also placed to the rear and has fitted wardrobes running the length of one wall. Bedrooms three and four are of a similar size and overlook the private road to the front, the grounds of The Mary Erskine School beyond, and distant views of East Lothian. A stylish family bathroom completes the accommodation internally.

Externally the property has a wonderful private garden with mature plants and small trees and there is direct access from here to an idyllic area of secluded communal gardens with lawns running down to an ornamental pond and a babbling burn. There is a garage with up and over door to the front of the property and an area of parking in front of it.

- Entrance Vestibule
- Living Room
- Family Room/Fifth Bedroom
- Dining Room
- Kitchen
- Study
- Utility Room
- Guest WC
- Cloakroom
- Master Bedroom with Access to Terrace and En Suite Shower Room
- Three/Four Further Bedrooms
- Family Bathroom
- Integral Garage
- Store
- Covered Courtyard
- Private Garden
- Maintained Communal Gardens and Grounds
- Off-Street Parking









## LOCATION

The property is best reached via Murrayfield Road, turning left at the top onto Ravelston Dykes Road and then immediately right as though entering the grounds of The Mary Erskine School. The property is placed to the left behind a stone wall as you travel down the drive into the school grounds.

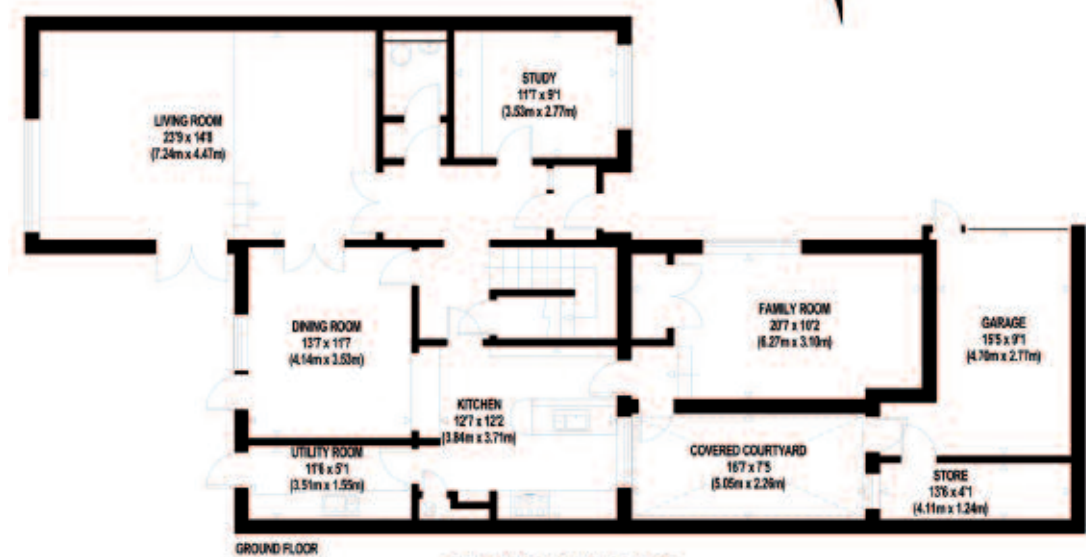
The property is situated in a secluded and very private location within the former grounds of Ravelston House, now The Mary Erskine School. Murrayfield Golf Course and Ravelston Golf Course are across the road, and there is easy access to the delights of Corstorphine Hill and Ravelston Woods. It is a peaceful and leafy spot with a rural feel although it is within walking distance of many parts of city centre. The galleries and boutiques of the West End are within easy reach and a delightful stroll along the Water of Leith leads to the cafes and independent shops of Stockbridge. The area is well served by local amenities with a selection of superstores nearby at Craighleith Retail Park. The Mary Erskine School, Stewart's Melville College, Fettes College and St George's are all close at hand, and there are good road links via Queensferry Road to the city bypass, Forth Road Bridge and Edinburgh International Airport. Regular bus services from Ravelston Dykes, Murrayfield Road and Queensferry Road give good access to most parts of the city.

## ACCOMMODATION

ENTRANCE HALL		
LIVING ROOM	23'9 x 14'8	(7.24m x 4.47m)
FAMILY ROOM	20'7 x 10'2	(6.27m x 3.10m)
DINING ROOM	13'7 x 11'7	(4.14m x 3.53m)
KITCHEN	12'7 x 12'2	(3.84m x 3.71m)
STUDY	11'7 x 9'1	(3.53m x 2.77m)
UTILITY ROOM	11'6 x 5'1	(3.51m x 1.55m)
GUEST WC	5' x 4'5	(1.52m x 1.35m)
MASTER BEDROOM	16'11 x 12'	(5.16m x 3.66m)
EN SUITE SHOWER ROOM	9' x 4'7	(2.74m x 1.40m)
TERRACE	15'5 x 11'6	(4.70m x 3.51m)
BEDROOM TWO	16'11 x 9'3	(5.16m x 2.82m)
BEDROOM THREE	12'7 x 8'7	(3.84m x 2.62m)
BEDROOM FOUR	14'8 x 8'7	(4.47m x 2.62m)
BATHROOM	7'6 x 7'4	(2.29m x 2.24m)
GARAGE	15'5 x 9'1	(4.70m x 2.77m)
STORE	13'6 x 4'1	(4.11m x 1.24m)
COVERED COURTYARD	16'7 x 7'5	(5.05m x 2.26m)

## NOTE

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.



**71 RAVELSTON DYKES ROAD**

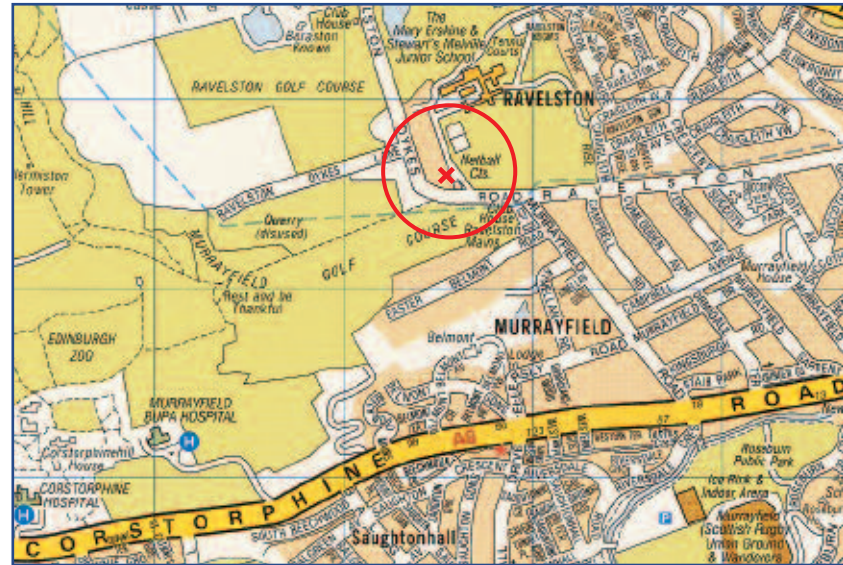
**NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA - 2459 SQ FT / 228 SQ M  
 (INCLUDING GARAGE & STORE - EXCLUDING COVERED COURTYARD & TERRACE)

All measurements and features including doors and windows are approximate and should be independently verified.

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## AMENITIES

Council Tax Band – H  
 Airport – Approximately 4.3 miles  
 Trains - Approximately 1.4 miles  
 Buses – Within walking distance



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