



42 Ravelston Garden, Edinburgh

In Excess of £430,000



Second-floor apartment part of an A-listed Art Deco building

Nicole McFarlane and RE/MAX Property proudly present this property is a stunning second-floor apartment with 3 bedrooms in an A-listed Art Deco building located in highly desirable Ravelston. It offers excellent local amenities and transport links. The well-presented accommodation includes a spacious sitting room, a versatile dining room, a kitchen, a shower room, and two separate WCs. The apartment also features a private balcony, a single garage, shared gardens, and a roof terrace with impressive city views.

Freehold Property

Council Tax Band: F

Factor Fee: Managed by Trinity Factors for an approximate monthly fee of £280, which covers the communal boiler, buildings insurance, and maintenance of common areas / gardens and caretaker salary and expenses.

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property – no warranty is given or implied.

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Cloak Room w/c

6' 4" x 3' 10" (1.93m x 1.17m)

This cleverly designed cloakroom WC features a sink with under-storage, vinyl flooring, a center light, and an extractor fan for added convenience and functionality.

Rear Hall

9' 8" x 3' 1" (2.94m x 0.95m)

This handy second hall provides access to outside areas, including the garage and parking. It also features a garbage chute and a large storage cupboard for added convenience.

Shower Room

7' 9" x 6' 0" (2.36m x 1.84m)

This shower room offers amenities for comfort and convenience, including a spacious double shower cubicle with a glass door, a mains shower system, a vanity sink with storage, a heated towel rail, and stylish vinyl flooring. Tiled walls and a wet wall finish inside the shower ensure durability and easy maintenance, while centre spot lights provide ample illumination. Overall, it's a well-equipped space designed for both functionality and contemporary appeal.

Second Cloak Room W/C

4' 11" x 3' 7" (1.50m x 1.10m)

This convenient WC features a side view window, vinyl flooring, a central light, a sink, tiled walls, and a WC.

Bedroom 1

16' 2" x 10' 10" (4.94m x 3.29m)

This lovely, spacious bedroom offers Dual aspect windows with a front view over the communal gardens. It features real wood flooring, ceiling and wall lights, a radiator, and ample space for free-standing furniture.

Bedroom 2

11' 1" x 9' 11" (3.38m x 3.02m)

This second double bedroom features a front view over the communal gardens. It offers wall-to-wall storage, ceiling lighting, a radiator, and real wood flooring, creating a warm and functional space.



Hallway

35' 8" x 3' 1" (10.87m x 0.93m)

This impressive hallway, accessed through a distinctive wooden front door with a feature porthole window, is brimming with character and unique quirks. It boasts wall and ceiling lights, providing ample illumination, and offers access to all rooms. The hallway features original wood flooring, built-in cupboards, and hatches, adding to its charm, along with radiators that complete the space.

Lounge

16' 10" x 12' 4" (5.14m x 3.75m)

This charming lounge retains its original Art Deco character, featuring unique rounded walls and a beautiful gas fire with a tiled surround. The room boasts real wood flooring and offers lovely views over the communal gardens, enhancing its appeal and elegance.

Dinning room

12' 9" x 10' 6" (3.88m x 3.19m)

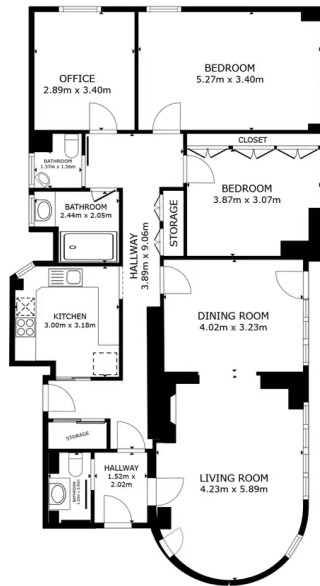
This charming open-plan dining area offers versatile living with a sliding door connecting it to the lounge and access to the hall. Large windows and a glazed door flood the space with natural light and lead to a private balcony. The room also features lovely built-in shelving, adding both functionality and aesthetic appeal.

Kitchen

10' 5" x 8' 10" (3.17m x 2.68m)

The well-appointed kitchen features a rear view window, vinyl flooring, and centrally set spotlights. It offers ample storage with numerous cupboards and is equipped with a gas hob, integrated oven, microwave, dishwasher, freestanding washing machine, and fridge freezer. There is convenient access to the kitchen from the second hallway.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 120.9 m²
TOTAL : 120.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Scan Here to Download



The Home Report



RE/MAX Property

Remax Property, Remax House – EH54 6TS

01506 418555 • info@remax-livingston.net • www.remax-livingston.net



Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.