



42 Ravelston Garden, Edinburgh

In Excess of £430,000



**RE/MAX**  
Estate





## 42 Ravelston Garden

Edinburgh, Edinburgh

Nicole McFarlane and RE/MAX Estate's present a stunning 3-bed second-floor apartment in A-listed Art Deco building in Ravelston. Features balcony, garage, shared gardens, and city views. Excellent amenities & transport links. Freehold property with council tax Band F. Managed by Trinity Factors.

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### 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.

### Dining 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.





#### **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**

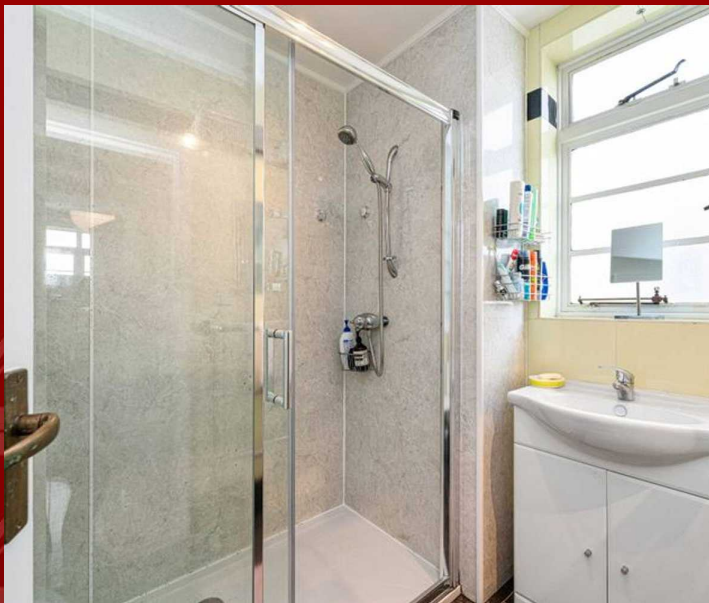
4' 11" x 3' 7" (1.50m x 1.10m)

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

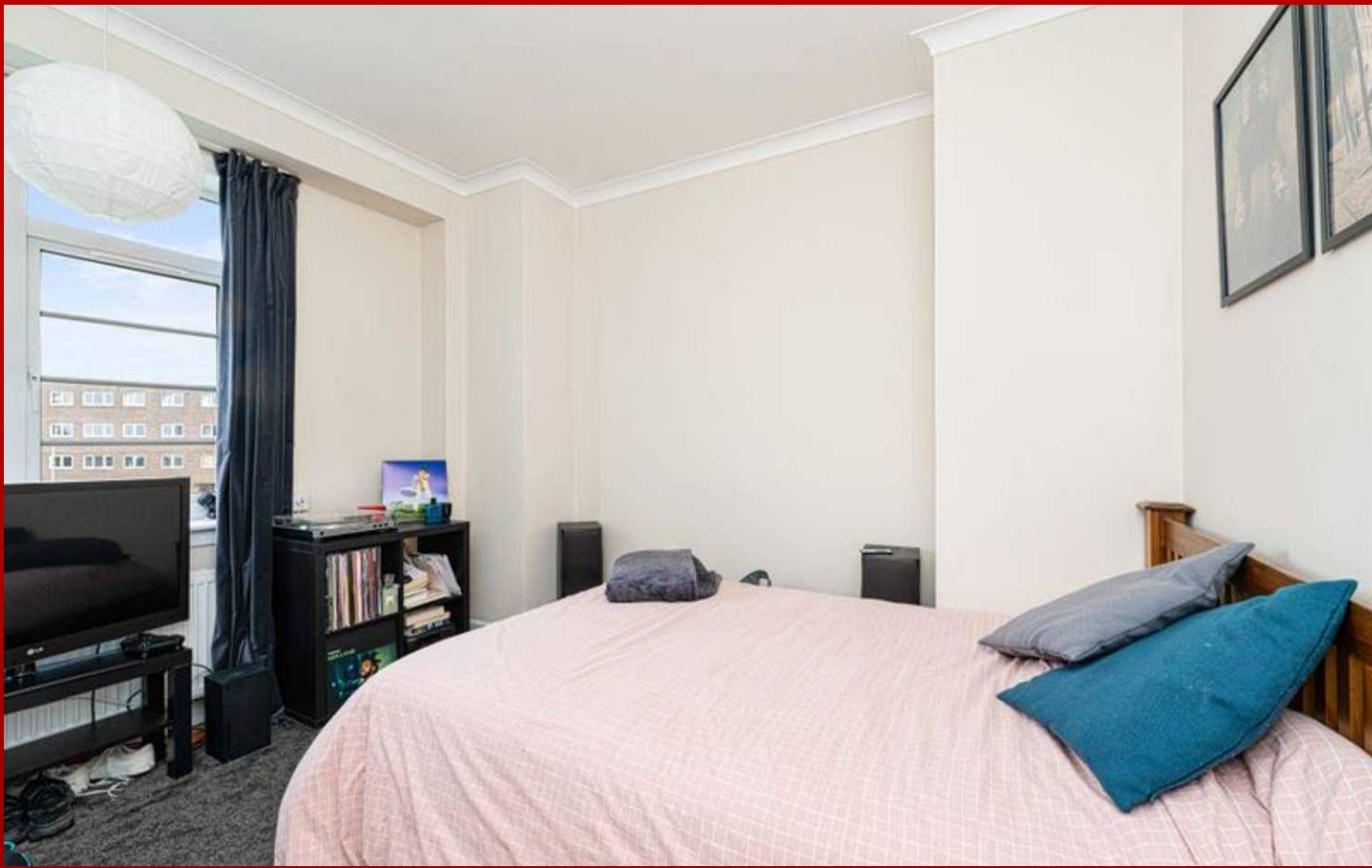
#### **Bedroom One**

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 Two**

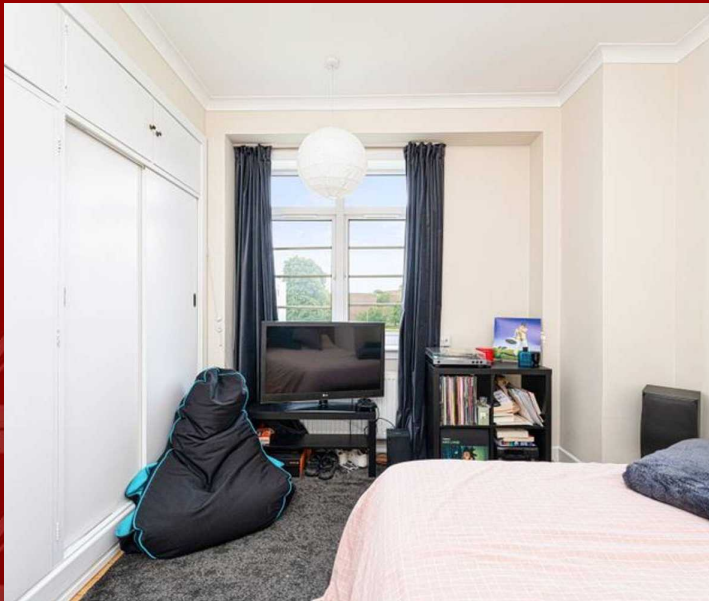
11' 1" x 9' 11" (3.38m x 3.02m)

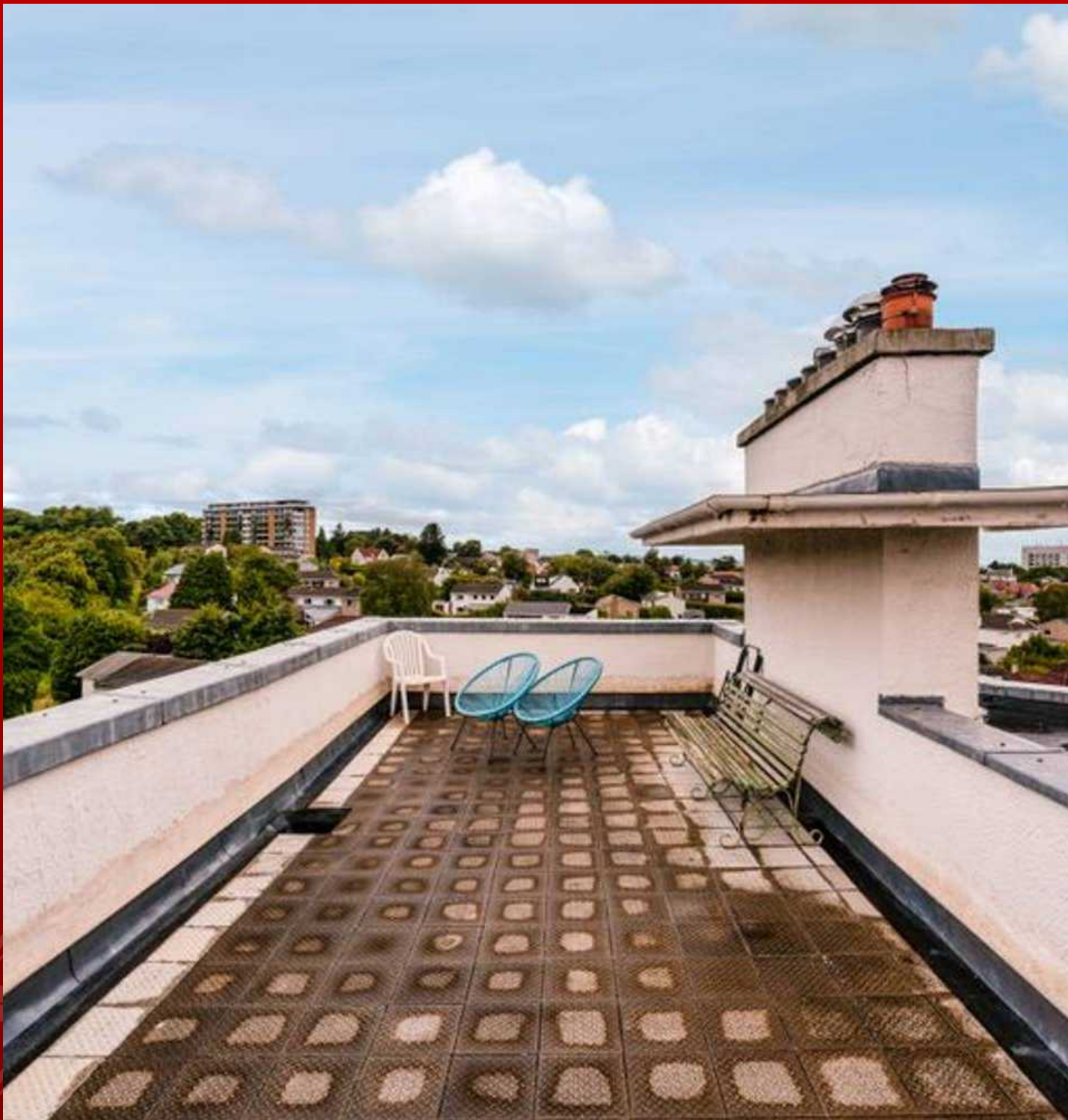
This second double bedroom features a front view over the communal gardens. It offers wall-to-wall storage, ceiling lighting, a radiator, and real wood flooring, creating a warm and functional space.

### **Bedroom Three**

10' 5" x 8' 0" (3.18m x 2.45m)

The third bedroom is currently used as a storage room but can easily be converted into a third double bedroom. It features both a central light and a wall light, real wood flooring, and a side view window.





### **COMMUNAL GARDEN**

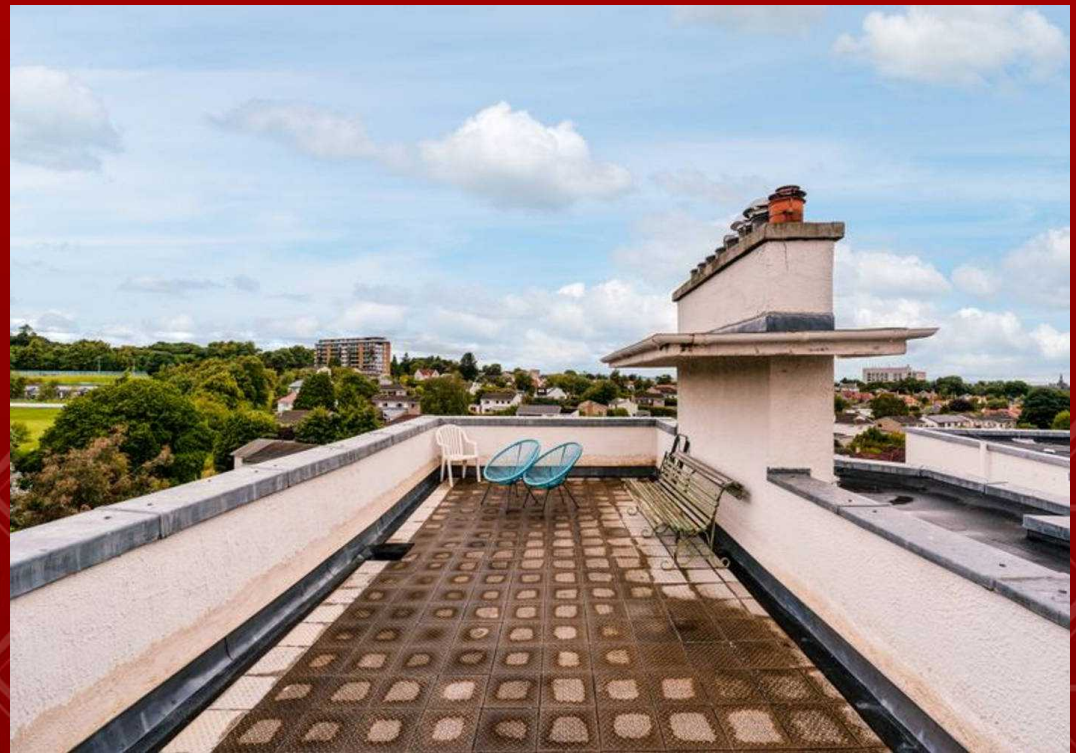
The roof terrace offers an excellent outlook across the city, providing a perfect space to relax and enjoy the views.

### **GARAGE**

Single Garage

Garage 34 offers ample storage and includes a parking space in front. It features a sturdy wooden door for secure access.









FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 120.9 m<sup>2</sup>  
TOTAL : 120.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

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





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