

RAVELSTON DYKES

RAVELSTON • EH4



RAVELSTON DYKES

SPACIOUS DETACHED HOUSE WITH WONDERFUL FAMILY ACCOMMODATION

Ground floor: Entrance vestibule & hall • Sitting room • Dining room • Kitchen • Bedroom 5/family room • Study • Bedroom 4 • Family bathroom • Storage Cupboards

First floor: Three bedrooms • Shower room • Eaves storage

Basement: Substantial cellar storage

External: Private front and rear gardens • Tandem garage • Off-street parking

Situation

Ravelston Dykes is a highly sought-after residential address, situated to the north west of the city centre and only a short distance away from George Street, Princes Street and the financial sector in Lothian Road.

One of the area's main attractions is the selection of well-known schools in both the state and private sectors, including Mary Erskine, Stewart's Melville and St. George's School for Girls.

Access to the city bypass, the motorway network and Edinburgh International Airport is swift and direct, while train services at nearby Haymarket connect to Glasgow and Edinburgh's main Waverley station.

Local recreational opportunities include several well-known golf courses, Drumsheugh Swimming Baths and the Edinburgh Sports club. The Water of Leith walkway and cycle path gives ready access into the city, as well as the nearby Galleries of Modern Art.



Description

24 Ravelston Dykes is a bright and spacious detached family home in a highly sought-after Murrayfield location. The accommodation is set out over the ground and first floors and the property benefits from a private front and rear garden, ample off-street parking and a tandem single garage.

The house has been well-maintained during the current ownership and is entered via a welcoming entrance hallway featuring a traditional wooden parquet floor. To the front of the property is the formal sitting room and dining room which are wonderful entertaining spaces and look out over the private front garden. The stylish and well-appointed kitchen is situated to the rear of the property and benefits from ample space for a breakfast table, a utility area with separate sink, solid oak work surfaces and a side door leading directly to the private rear garden.

On the ground floor there is a well-proportioned double bedroom in the rear extension and a further reception room. A study can also be found here which could be used as a fifth bedroom with its own dressing room. The ground floor is completed with a few additional useful storage cupboards.

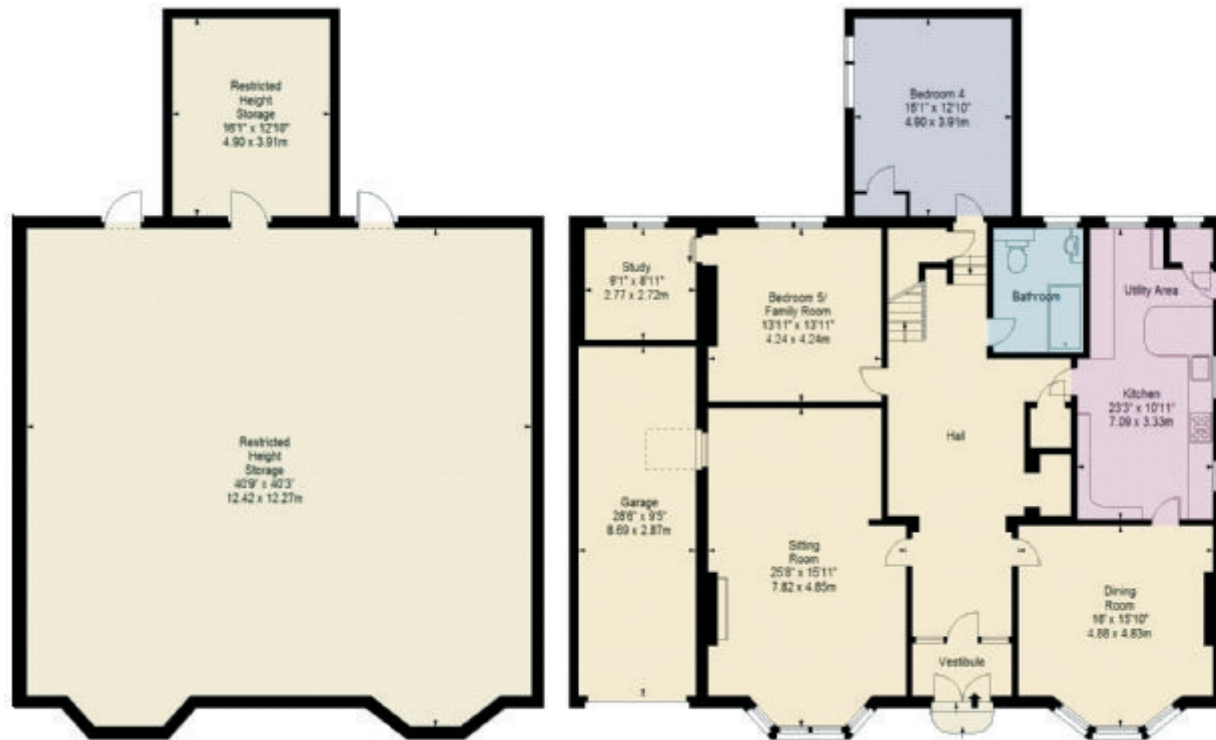
The stairs lead to the first floor landing which in turn provides access to three well-proportioned bedrooms. Further eaves storage is available as well as an attractive shower room. The property also benefits from a large basement which could potentially be converted into further living space, subject to obtaining necessary local authority consent.

This beautiful family home is set in a desirable residential location and provides excellent flexibility and future potential for a wide range of buyers.

Services and Council Tax

The property is served by mains electricity, water and drainage. There is a gas fired central heating system. The property is in Council Tax band H.





**Ravelston Dykes,
Edinburgh, EH4 3ED**

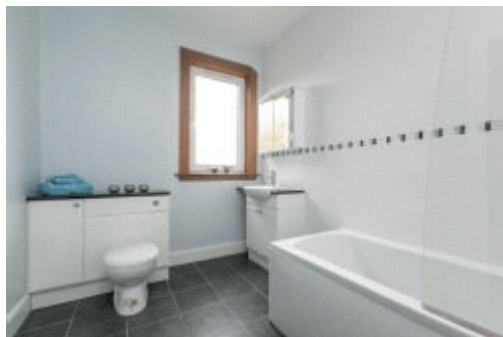
Approx. Gross Internal Area
3256 Sq Ft - 302.48 Sq M
(Including Garage & Eaves Storage)
Restricted Height Storage
Approx. Gross Internal Area
1793 Sq Ft - 166.57 Sq M
For identification only. Not to scale.
© Square Foot Media 2014



Basement

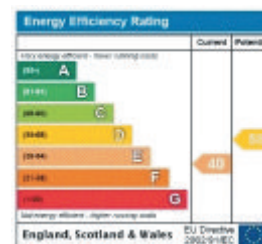
Ground Floor

First Floor



0131 222 9600

80 Queen Street
Edinburgh EH2 4NF
edinburgh@knightfrank.com



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated May 2017. Photographs dated September 2014. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.