



lindsays

6/15 Succoth Court
Ravelston, EH12 6BY

"An exceptionally spacious third floor flat situated in an exclusive and peaceful development"

- Lift
- Welcoming hall
- Sitting room with balcony
- Fully fitted kitchen
- Dining room
- Three bedrooms
- Bathroom
- Separate shower room
- Gas central heating
- Double glazing
- Private garage

EPC Rating D

OFFERS OVER £340,000



Description

An exceptionally spacious third floor flat which benefits from a garage, situated in an exclusive and peaceful development located in the highly regarded Ravelston area. Enjoying a superb outlook the property offers a lovely home set within beautifully maintained landscaped communal grounds. The property is entered via a welcoming hall with excellent storage, there is a bright south facing sitting room enjoying stunning views of the Pentland Hills with a balcony off offering a lovely space to enjoy the outlook. The dining room can be accessed from both the sitting room and kitchen, the fully fitted kitchen enjoys a leafy outlook, there are three good sized double bedrooms, bathroom and a separate shower room

Area

The property is located in the sought after residential area of Ravelston which lies to the north of the city centre. Local amenities provide for everyday needs and more extensive shopping can be found at nearby Craigleith Retail Park which has Sainsburys supermarket, Marks and Spencers and various other retail outlets. Comley Bank and Stockbridge are also within easy reach and have an excellent range of amenities including individual boutiques, a Waitrose, banking and postal services. Leisure wise the choice is quite exceptional and includes various golf courses, the Dean Gallery and the Gallery of Modern Art, Murrayfield Ice Rink and walks along the Water of Leith walkway. Schooling is well represented from nursery to senior level, both in the public and private sectors. There are regular bus services leading from nearby Craigleith Crescent and Ravelston Dykes into the City Centre and road links are excellent with easy access onto the motorway network and to Edinburgh Airport.

Viewing

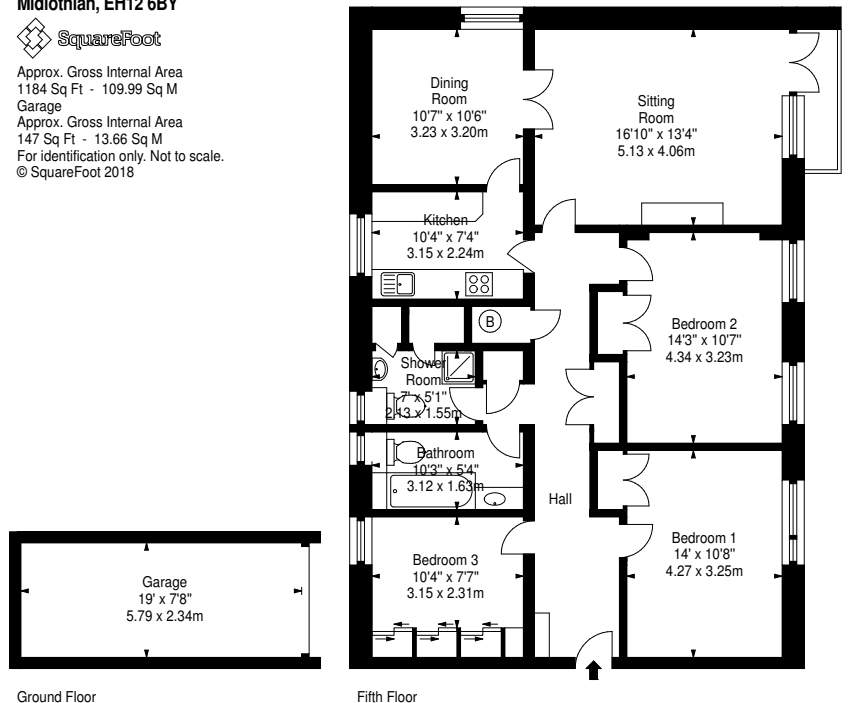
Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



**Succoth Court,
Edinburgh,
Midlothian, EH12 6BY**



Approx. Gross Internal Area
1184 Sq Ft - 109.99 Sq M
Garage
Approx. Gross Internal Area
147 Sq Ft - 13.66 Sq M
For identification only. Not to scale.
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Ground Floor

Fifth Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.