

campbell  
smith

35 Ravelston Garden,  
Edinburgh,  
EH4 3LF

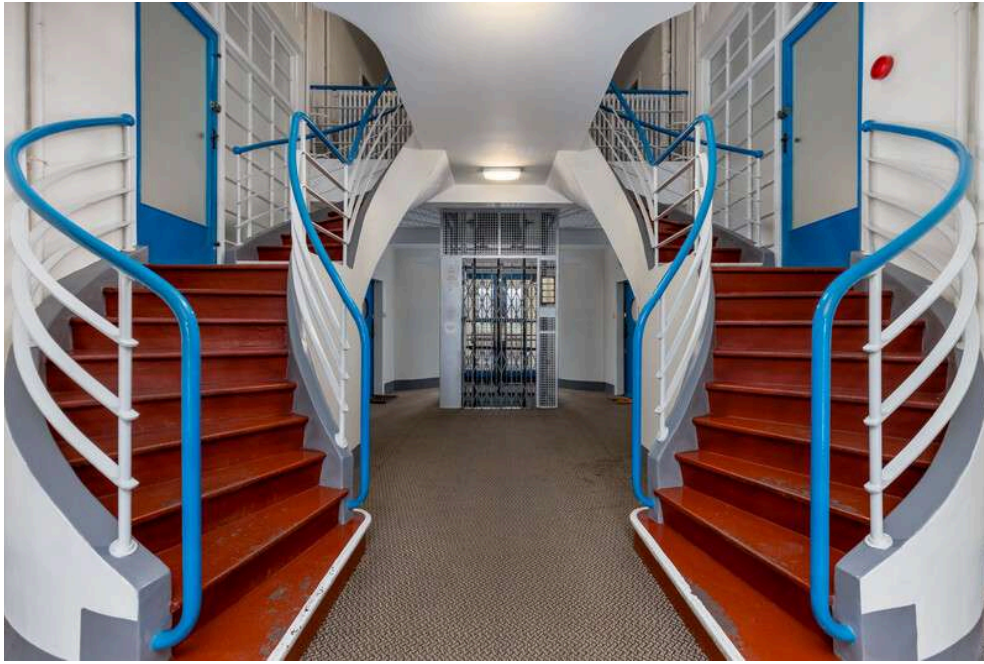
- Delightful ground floor flat within renowned Art Deco style building
- Retaining many original features
- Sought after location
- Set in expansive communal landscaped gardens
- Entryphone/Lift/Caretaker
- Sitting room with fireplace & gas living flame fire
- Dining room
- Stylish modern kitchen
- 3 bedrooms, all with built-in storage
- Attractive modern shower room
- Separate wc
- Gas central heating/Double glazing
- Large private single garage

Offers Over : £435,000























Ravelston Garden,  
Edinburgh,  
Midlothian, EH4 3LF



Approx. Gross Internal Area  
1201 Sq Ft - 111.57 Sq M  
For identification only. Not to scale.  
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Ground Floor




21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

[camsmith.co.uk](http://camsmith.co.uk)

 Extras  
All fitted carpets, window dressings and white goods in the kitchen are included

 Buses  
Ravelston Dykes - 13, 38


 Shops  
Blackhall, Craighleith Retail Park

 Schools  
Blackhall PS, St Andrew's Fox Covert RC PS, The Royal High, St Augustine's RC HS. Stewart Melville, Mary Erskine and St George's are within easy reach

 Parking  
Private large single garage

 Council Tax Band - F

 EPC - D

 Factor  
Trinity Factors - approx. £280 per month covers communal maintenance, caretaker, buildings insurance, communal hot water & lift

 Viewing  
Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.