



**Ravelston Brae** 36 Ravelston Dykes Road, Edinburgh



**STRUTT & PARKER**

## Ravelston Brae

36 Ravelston Dykes Road,  
Edinburgh

A wonderfully secluded 19th Century detached house in the heart of Murrayfield with extensive private gardens close to excellent schooling

**Ground floor:** Entrance hallway | Sitting room  
Dining room | Snug | Conservatory  
Kitchen/breakfast room | Family room | Study  
Utility room | Boot room | 2 WCs

**First floor:** Master bedroom with built-in wardrobes and en suite | Double bedroom 2 with dressing room and en suite  
Double bedroom 3 with en suite and roof terrace  
Double bedroom 4 with built-in wardrobes  
Double bedroom 5 | Double bedroom 6  
Family shower room

Out-building: Large garage  
Games room/Gymnasium

**Approximately 1.57 acres**

EPC rating E

### Situation

Ravelston Brae is located at the western end of Ravelston Dykes almost directly opposite The Mary Erskine School and a short walk from Murrayfield Golf Club and Ravelston Golf Club. The house is situated in the heart of Murrayfield, one of Edinburgh's most sought after residential areas. This private and central location in Edinburgh's greenbelt, so popular with young families allows for swift access into the city centre, motorway network and Edinburgh's International Airport. One of the many attractions in the vicinity is the choice of internationally renowned schools that are within walking distance; among them being St George's School for Girls, Erskine Stewart's Melville School, The Edinburgh Academy and Fettes College.

There are numerous bus services into the city and excellent shopping opportunities a short drive away at Craigleith Retail Park.

### Description

Ravelston Brae is an impressive detached stone built family house, quietly located in extensive private gardens, adjacent to Ravelston Golf Course. The house was originally built as a school with an adjoining steading; however, in 1930, the two buildings were incorporated to create a beautiful country house in the centre of Edinburgh. Since 2005 the owners have undertaken a comprehensive refurbishment of the entire house to create the wonderful house that can be seen today. The finest materials were used during the refurbishment including the installation of a timber Mozolowski and Murray conservatory, rewired and plumbed. As part of the renovation Leax Lighting and Sonos surround sound were fitted throughout the house and underfloor heating was installed in the kitchen and all bathrooms. Structural work was carried out to create a laundry room, cloakroom and an impressive Chalon kitchen/dining room with 4-oven gas Aga at the heart of the room. Located off the kitchen there is a large family room, currently used as a cinema room and an office with separate entrance. The elegant dining room is situated next to the drawing room and benefits from large bay window and solid wood flooring. The bright and spacious drawing room with multi fuel burning stove is bathed with ample natural light from the large floor to ceiling glass sliding doors that open directly out onto a patio and well maintained formal gardens. On the first floor there is a master bedroom with dressing room and generous bathroom. There are 5 further double bedrooms, one with an en suite shower room and south-facing roof terrace. Additionally, there are two family bathrooms and ample storage.



















## Outside

### Garden grounds

The house is approached off Ravelston Dykes Road via a private driveway with electric gates. The driveway splits – to the south it leads to a monoblock parking area at the front of the house and to the north to the garage buildings. The garden to the front of the house is dominated by a magnificent lawn, leading to a specimen sycamore tree, numerous rhododendron bushes and other mature specimen trees and shrubs including some tall conifers backing onto the second hole of the golf course which can be accessed directly from the garden. Immediately to the south of the house is a formal garden with raised flowerbeds with a garden pond and water feature. To the west, adjoining the golf course, is a level lawn, with rose beds, herbaceous borders, box hedging and a trimmed yew hedge. A mature beech hedge borders the patio garden to the rear of the house. There is a separate timber greenhouse located next to the garage buildings.

### Garage Buildings

An L shaped block with housing for numerous cars, electric security doors, vehicle maintenance pit, power, water and light. Adjoining the garage, there is a spacious gymnasium and playroom. Within the grounds there are various sheds, including two large sheds, a small tool shed and gardening shed. There is also a secure dog kennel with run.





### **General**

**Council Tax:** For Council Tax purposes Ravelston Brae, 36 Ravelston Dykes Road is currently placed in Band H

**Local Council:** City of Edinburgh Council, City Chambers, High Street, Edinburgh EH1 1YJ. Tel: 0131 200 2000.

**Services:** Mains water, electricity, gas, drainage and gas fired central heating.

**Note:** The services have not been checked by the selling agents.

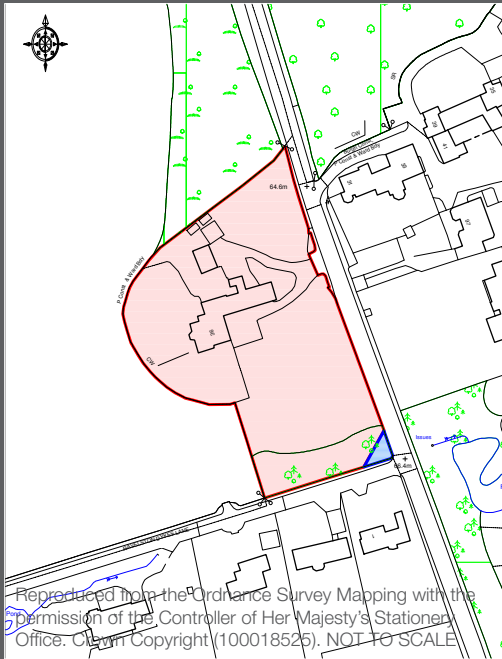
**Fixtures and Fittings:** The fitted carpets, light fittings, Aga and dishwasher will be included in the sale.

**Offers:** Offers are to be submitted in Scottish legal terms to the selling agents. Prospective purchasers are advised to register their interest in writing after viewing to the selling agents in order to be kept fully informed of any closing date that may be set. The seller reserves the right to accept any offer at any time.

**Entry and Possession:** The date of entry will be by mutual agreement between the purchaser(s) and the seller.

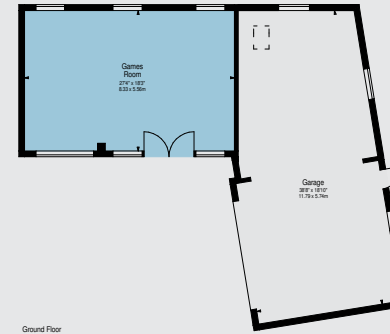
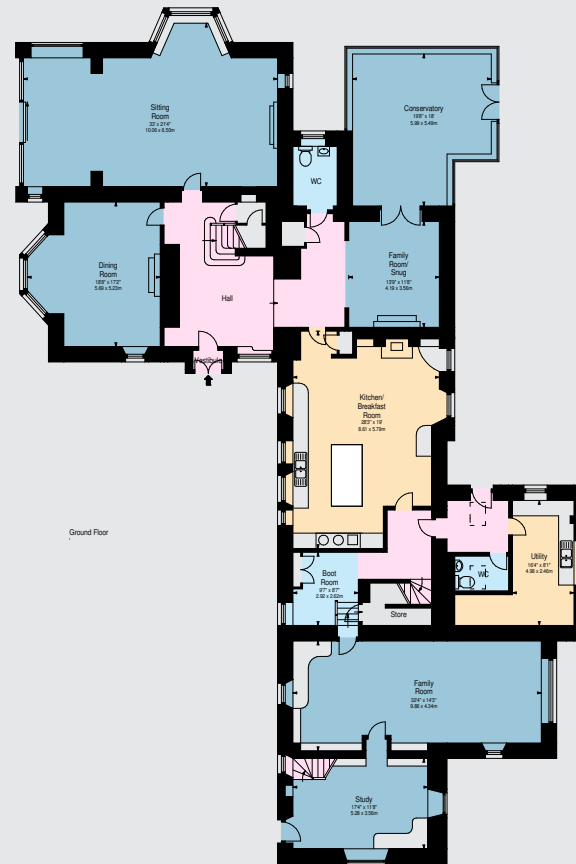
**Viewing:** Strictly by appointment with the selling agents: Strutt & Parker's Edinburgh Office. Tel: 0131 226 2500 or Rettie & Co's Edinburgh Office Tel: 0131 220 4160.

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**Floorplans**  
**Gross internal area 6238 Sq Ft - 579.51 Sq M**  
**Garage & games room gross internal area 1203 Sq Ft - 111.76 Sq M**  
 For identification purposes only.



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