



GILSON GRAY

LAW • PROPERTY • FINANCE

46 MARCH ROAD

Blackhall, Edinburgh, EH4 3SZ



This semi-detached house is situated in desirable Blackhall and is brought to market in an immaculate, move-in condition with stylish, contemporary interiors and tasteful décor throughout. The two-bedroom property is accompanied by a particularly large rear garden and offers an ideal opportunity for possible future development, with planning permission obtained. The immediate area offers a wealth of amenities such as local shops, Craigleith retail park, nearby local schooling and transport links across the city. Hillwood Park and Corstorphine Hill are also just a stone's throw away.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor fan, fridge, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

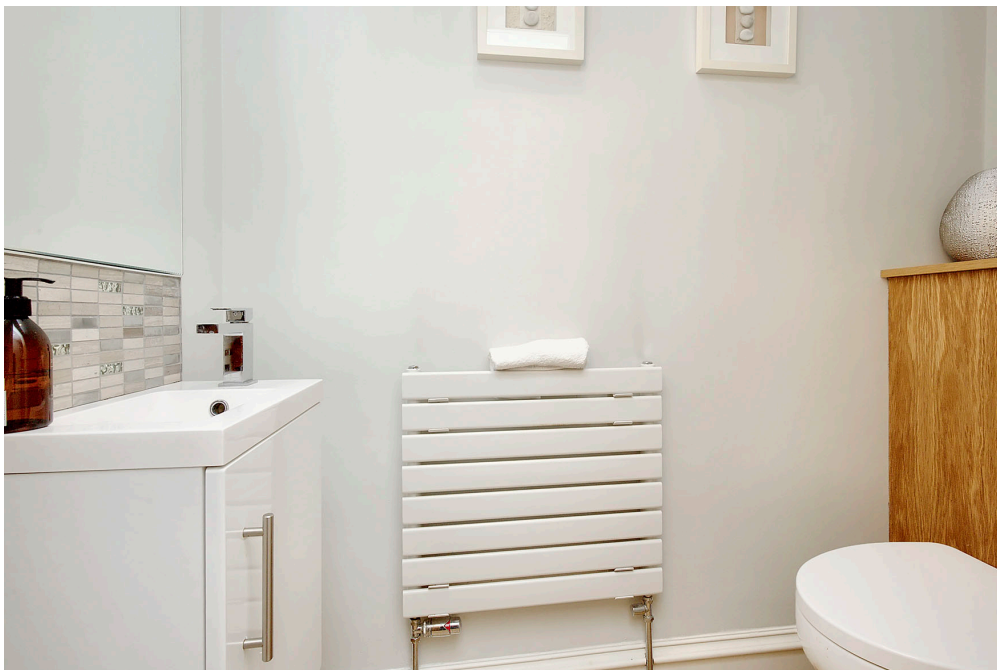
- Semi-detached house in Blackhall
- Immaculate, contemporary interiors
- Development potential with planning permission in place
- Entrance hall with storage and WC
- Generous, dual-aspect living/dining room
- Stylish, contemporary kitchen with garden access
- Two double bedrooms with built-in wardrobes
- Attractive family bathroom with shower-over-bath
- Flexible living/dining area
- Large, well-maintained rear garden
- Cellar spanning the entire area of the house
- Private driveway for off-street parking







"THIS TWO-BEDROOM SEMI-
DETACHED HOUSE IS
BEAUTIFULLY PRESENTED
WITH STYLISH, MODERN
INTERIORS."





EPC RATING:



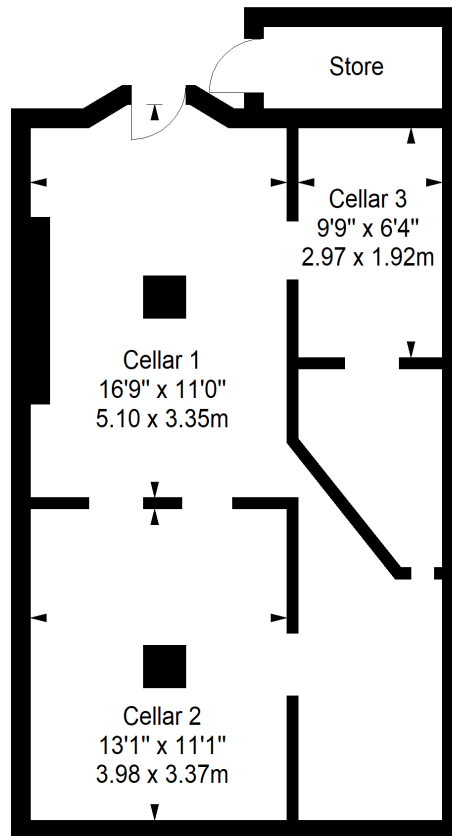
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

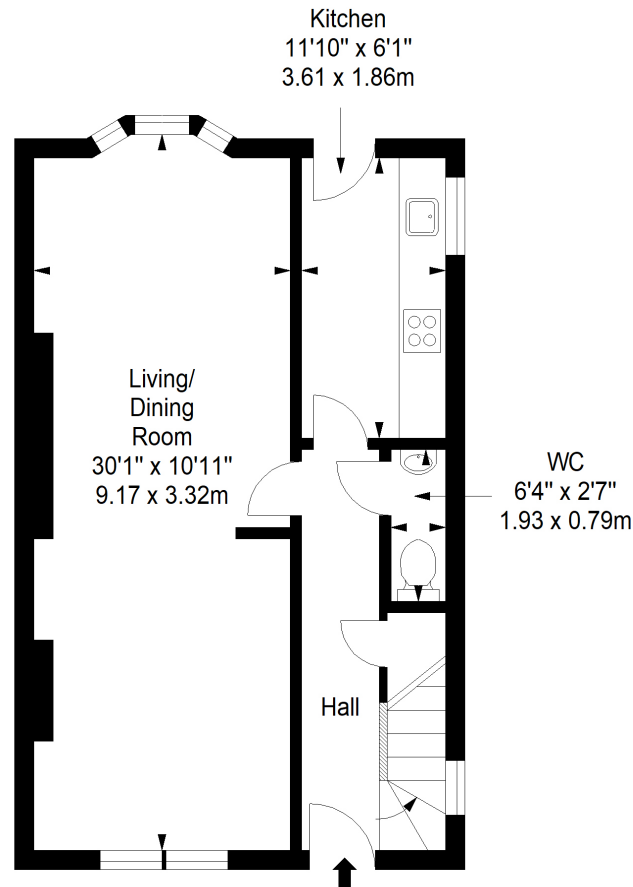
Basement

Approx. 50.5 sq. metres (543.6 sq. feet)



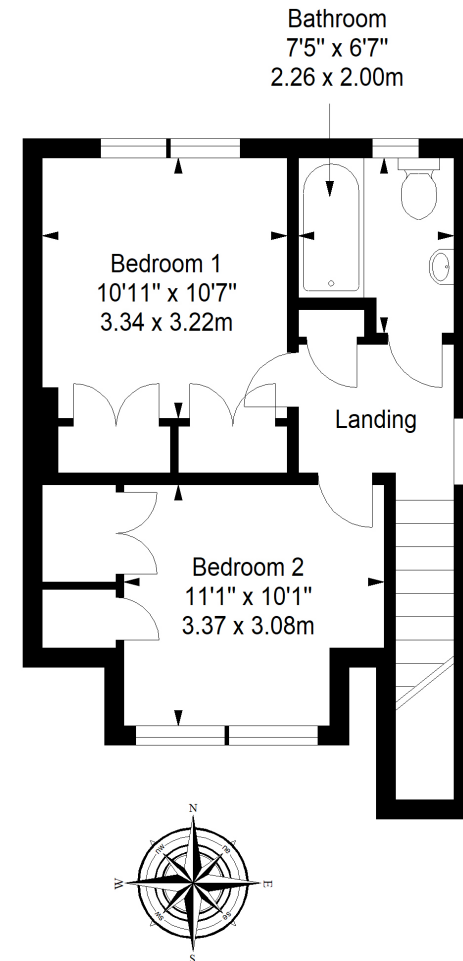
Ground Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



Total area: approx. 134.4 sq. metres (1446.7 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000

BORDERS

01890 880 008



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