

13 SEAFORTH DRIVE

Blackhall, Edinburgh, EH4 2BX



PROPERTY NAME

13 Seaforth Drive

LOCATION

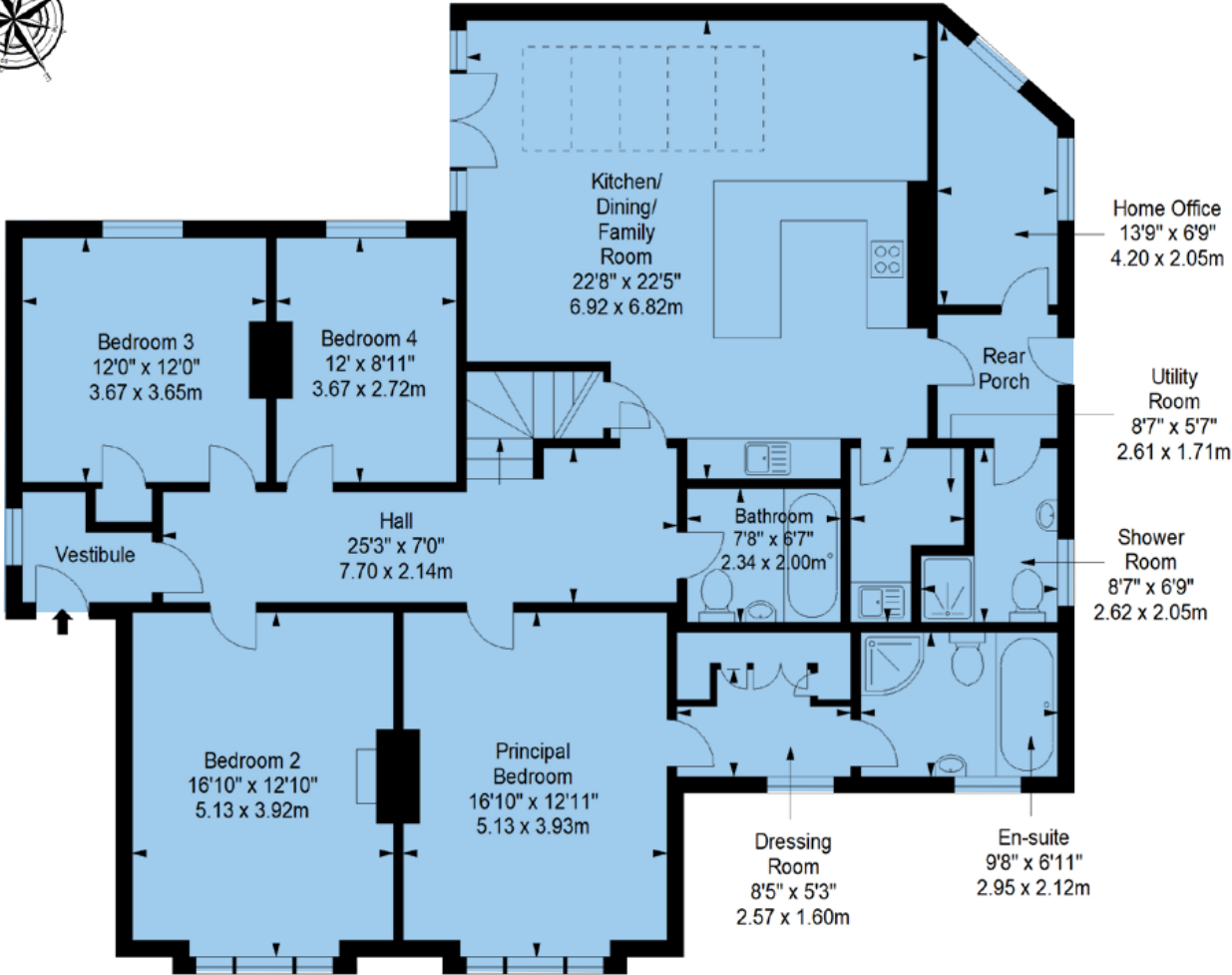
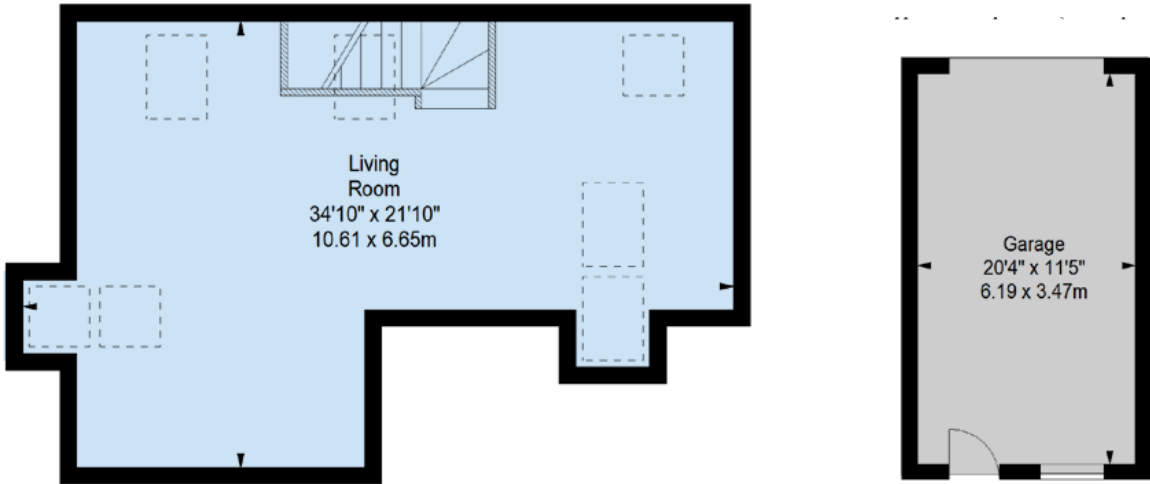
Edinburgh, EH4 2BX

APPROXIMATE TOTAL AREA:

244 sq. metres (2626.5 sq. feet)

GROUND-FLOOR FIRST-FLOOR EXTERNAL

The floorplan is for illustrative purposes.
All sizes are approximate.



CONTENTS

- 06

Welcome to 13 Seaforth Drive

Traditional detached home in Blackhall with flexible family accommodation.
- 08

Hall

Welcoming and spacious hallway with high ceilings.
- 10

Living room

Wonderful living room with multiple seating areas open outlook towards Edinburgh Castle, Arthur's Seat and towards Corstorphine Hill.
- 11

Kitchen/Dining/Family Room

Fantastic family and entertaining space.
- 16

Bedrooms

Four double bedrooms all located on the ground floor.
- 20

Washrooms

A shower room, 2 bathrooms, 1 is ensuite.
- 22

Gardens & Parking

Well maintained gardens surround the property, southerly facing lawn and enclosed rear patio. Single car garage and gated driveway with parking for multiple cars.
- 25

Blackhall

A tranquil, sought after suburb situated a few miles north west of the City Centre. Excellent local amenities.



Welcome to 13 SEAFORTH DRIVE

13 Seaforth Drive is a beautifully presented and spacious four bedroomed, three bathroomed, traditional detached bungalow with modern fixtures and fittings, extensive storage, tasteful décor, and original period features. Located on a corner plot, this fantastic family home has well-maintained gardens surrounded by mature high hedging, a large southerly-facing lawn, a patio, off-street parking for at least 3 cars and a garage. Owned by the current family for 27 years, this much-loved home features well-proportioned and flexible accommodation over two levels and has views towards the Edinburgh skyline, Arthur's Seat and the Castle.

GENERAL FEATURES

Traditional detached bungalow on corner plot.
Carefully extended and beautifully presented, modern interiors and features.
Gas Central Heating & recently refurbished Double Glazing
Extensive Storage
EPC Rating - D | Council Tax band - F

ACCOMMODATION FEATURES

Entrance vestibule and welcoming hallway
Huge living room with views towards the Edinburgh Skyline
Open-plan kitchen, dining, and family room
Four well-proportioned double bedrooms
Home office
Three Washrooms

EXTERIOR FEATURES

Well-maintained gardens
Detached single garage and gated driveway



HALL

Welcoming you to this lovely family home

The house is entered via a solid oak wood door to the tiled vestibule with window overlooking the garden, a glazed inner door leads through to the spacious hallway with high ceilings.



LIVING ROOM



Wonderful living room with views towards Arthur's Seat and Edinburgh Castle

The living room occupies the entire first floor. The room has sun throughout the day, with Velux balcony windows that overlook the garden and towards Corstorphine Hill and to the front towards the historic Castle, Arthur's Seat and beyond. It is attractively presented with neutral décor and Karndean oak herringbone flooring. Access to extensive eaves storage.

The current owners have drawings available that show how the first floor can be easily subdivided to provide an additional two bedrooms.



Fabulous family and entertaining space

The large kitchen, dining, and family room is perfect for everyday life and entertaining alike. There are French doors opening onto the enclosed rear patio. The room is flooded with natural light through a large vaulted skylight, as with the rest of the house it has neutral décor and Karndean wood-styled flooring. The kitchen is fitted with a wide range of cream Shaker-style units, wood & granite worktops and a selection of integrated appliances. The kitchen has lots of built-in storage and an under-stair cupboard. There is access to the shower room and to a quietly located home office.

Utility Room

Fitted cabinets, larder shelving, double sink, washing machine and large fridge/freezer. The kitchen leads to the rear vestibule and door to the driveway.

Home Office

A good sized home office with two windows allowing natural light to flood in during the day. Ideal for those requiring the space and seclusion to work or study from home.

Storage

There is extensive storage throughout the property.

Extras: Integrated kitchen appliances comprising an oven, an induction hob, a combination microwave, fridge and a dishwasher, as well as a freestanding fridge/freezer and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



KITCHEN/DINING/FAMILY ROOM







THE BEDROOMS

Four well proportioned double bedrooms



The house has four double bedrooms, all located on the ground floor. The principal bedroom is bright and spacious and has lovely period features of deep plain cornicing and a picture rail, there is a dressing room with fitted wardrobes and a four-piece en-suite bathroom. The second bedroom is currently being utilised as an additional living room, highlighting the home's versatility, it has a beautiful oak fireplace, cornicing and a picture rail. All four bedrooms are well presented with tasteful décor, three have real wood flooring.

As mentioned before there are drawings available showing how the upstairs living room can be easily subdivided into 2 bedrooms, giving the potential for a five bedroomed family home.

...bright and spacious with lovely
period features.





WASHROOMS

Three modern washrooms

The home has three well-presented modern washrooms. The principal bedroom's four-piece en-suite bathroom comprises a spa bath, corner shower cabinet, wash hand basin and WC, the separate family bathroom has a bathtub, wash hand basin and WC. Finally the shower room has a shower enclosure, a wash hand basin set into storage and a WC.



GARDENS & PARKING



Well-maintained outdoor space and private parking

Built on a corner plot, the house is surrounded by beautifully maintained gardens. A number of lawned areas, leafy shrubs and trees, all bordered by mature hedges for privacy. There is an enclosed patio to the rear. Private parking is provided by a single car garage and there is a driveway for multiple cars.



...the mature hedging provides
privacy in the gardens.

BLACKHALL

Located just two miles northwest of the city centre, Blackhall is a popular choice for families and professionals owing to its tranquil setting close to beautiful parks and woodland, as well as its fantastic proximity and links to Stockbridge, New Town and the West End. Residents are spoiled for choice when it comes to everyday services and amenities, Queensferry Road thoroughfare is lined with independent shops and businesses, while nearby Craigleith Retail Park has several high-street outlets, eateries, a gym, Boots the Chemist, Marks and Spencer and a Sainsbury’s superstore.

Blackhall is in the catchment area for highly regarded state schools from infant to senior level, including Blackhall Primary School and The Royal High School. Private childcare facilities and independent schools are also available nearby. The closest hospital is the Western General Hospital which is within walking distance. There is a frequent bus service to the Airport, Royal Infirmary and Edinburgh University including Kings Buildings, as well as the City Centre, Fife, Dundee/Perth/Aberdeen. Access to Edinburgh’s fantastic cycle/walk path is moments away. Haymarket train station is within walking distance and there is a bus directly to Waverley train station. The road links to Edinburgh City Bypass, Edinburgh Airport, the M8/M9 motorway network and the Forth Bridges are excellent. There are several prestigious golf courses nearby, including Murrayfield, Royal Burgess and Bruntsfield Links. There is a local tennis and bowls club. For outdoor enthusiasts, Ravelston Woods and Ravelston Park are minutes’ walk away, slightly further on are Corstorphine Hill and Hillwood Park with stunning views across the city and beyond.





Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

GILSONGRAY.CO.UK

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.