

52 CRAIGCROOK ROAD

Blackhall, Edinburgh, EH4 3PJ



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PROPERTY NAME

52 Craigmock Road

LOCATION

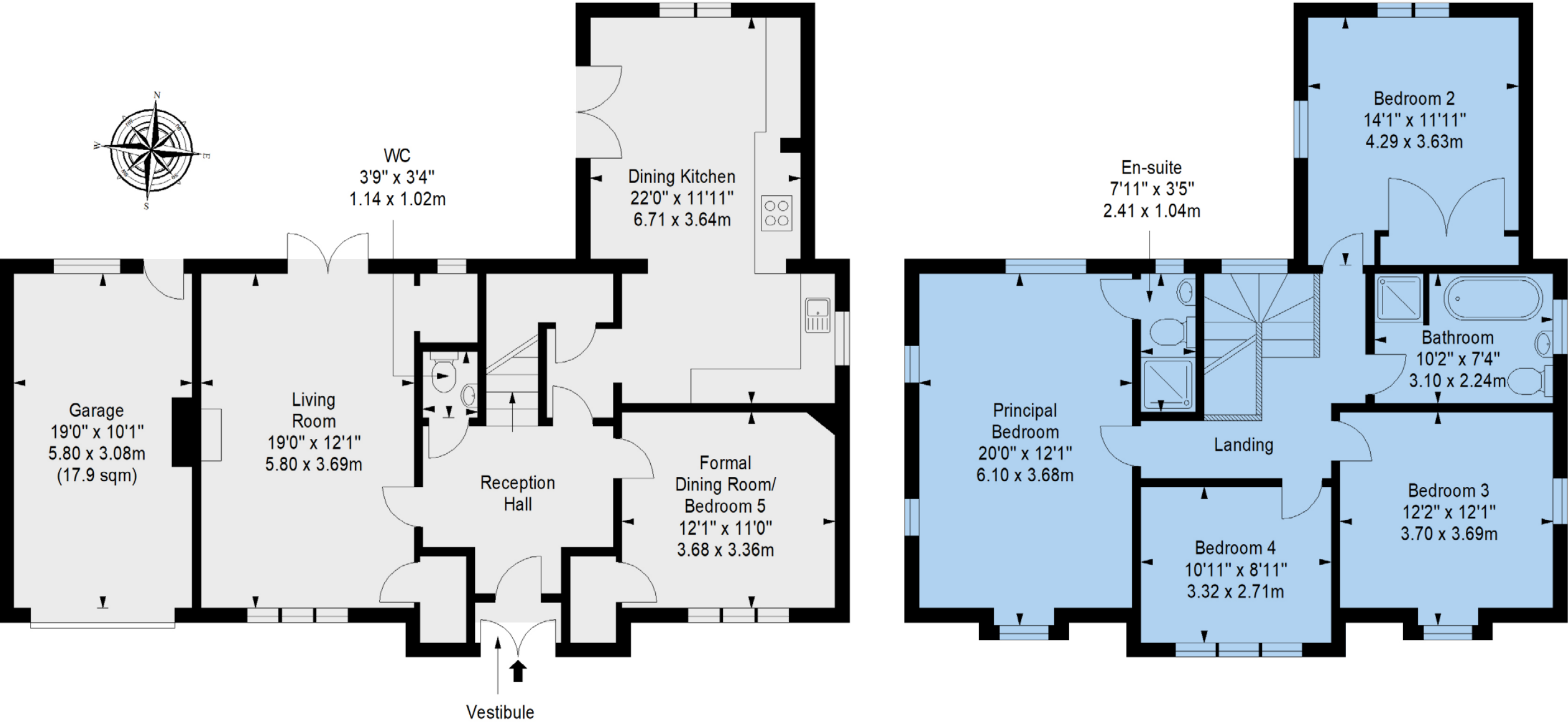
Blackhall, Edinburgh, EH4 3PJ

APPROXIMATE TOTAL AREA:

164.8 sq. metres (1773.9 sq. feet)

GROUND-FLOOR FIRST-FLOOR

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



WELCOME TO 52 CRAIGCROOK ROAD



Situated at the foot of Corstorphine Hill in highly coveted Blackhall, this impressive detached villa offers all the space and versatility a modern family could need. The beautifully presented interiors feature four double bedrooms, including a principal suite with a shower room, a four-piece bathroom, and a ground-floor WC; two bright, south-facing reception rooms (with scope for a fifth bedroom); and a well-appointed eat-in kitchen opening onto a generous, secure garden. Outstanding private parking completes this standout suburban home.

GENERAL FEATURES

- Highly desirable suburban setting
- Impressive 1930s detached villa
- Beautiful interiors blending period charm with high-end styling
- Promising space and adaptability for family living
- Moments from Blackhall Primary School
- A short walk to Craighleith Retail Park and scenic Corstorphine Hill
- EPC Rating - D | Council Tax band - G

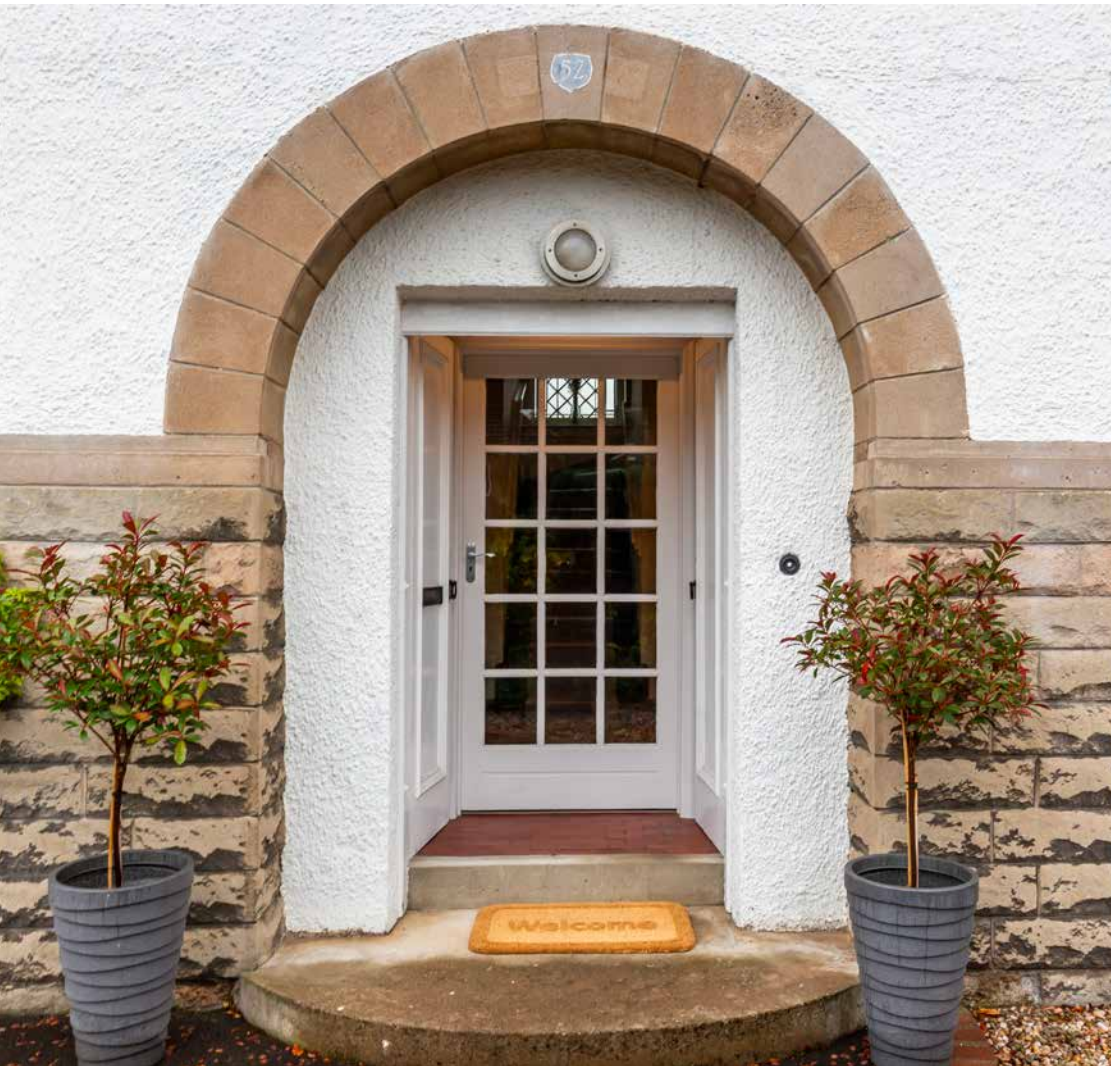
ACCOMMODATION FEATURES

- Vestibule and bright reception hall with a stylish guest WC
- Generous south-facing living room with a living-flame fire, garden French doors, and storage
- South-facing formal dining room/optional fifth bedroom, with storage
- Well-appointed kitchen with dining/sitting area and garden French doors
- Spacious principal bedroom with a bright en-suite shower room
- Three further good-sized double bedrooms (one with a fitted wardrobe)
- Family bathroom with a shower and a luxury clawfoot bath
- Attic providing additional storage

EXTERIOR FEATURES

- Generous, secure rear garden with a lawn and raised dining deck off the kitchen
- Large tarmacked front driveway for easy private parking
- Attached single garage for extra parking/storage

DISTINGUISHED PERIOD VILLA



enjoying a leafy suburban address

A fine example of 1930s suburban architecture, 52 Craigmook Road is defined by its enchanting Arts-and-Crafts-inspired façade and generous, light-filled interiors, which retain their elegant period character while introducing fresh contemporary styling. The refined aesthetic continues into the beautifully tended garden, whilst a large private driveway and attached garage provide ample convenient parking. Blackhall remains highly sought-after for its blend of swift transport links, good local amenities, open green spaces, and prestigious schooling, with the local primary school just moments from the property.



An impressive reception hall

The style and quality of finish are instantly apparent as the vestibule opens into the reception hall. Herringbone flooring, soft grey tones, and rich navy detailing give the hall a polished, contemporary feel that reflects the villa's period charm – setting a sophisticated tone for the rooms to follow.



SOUTH-FACING

reception rooms

To either side of the hall lie the two reception rooms, softly carpeted, equipped with built-in storage, and bathed in all-day sunlight. The rooms are finished in delicate, understated tones, in keeping with the home's elegant interior palette. The generous living room centres around a homely flame fire in a period surround and extends onto the garden via French doors. The formal dining room offers flexibility for entertaining or use as a study or fifth bedroom.





South-facing
formal
dining
room/
optional
fifth
bedroom,
with storage





A DINING KITCHEN

opening onto the garden

The multi-aspect kitchen is a relaxed social hub, featuring a dining and seating area opening via French doors onto a raised deck and the garden. Enjoying timeless classical styling, it comes with ivory-white cabinets, illuminated granite worktops, a focal gas range cooker, an integrated fridge, dishwasher and washing machine. Built-in pantry storage is also provided.

Extras: All fitted flooring, blinds, and appliances (excluding the standalone fridge freezer) are included in the sale.





THE BEDROOMS

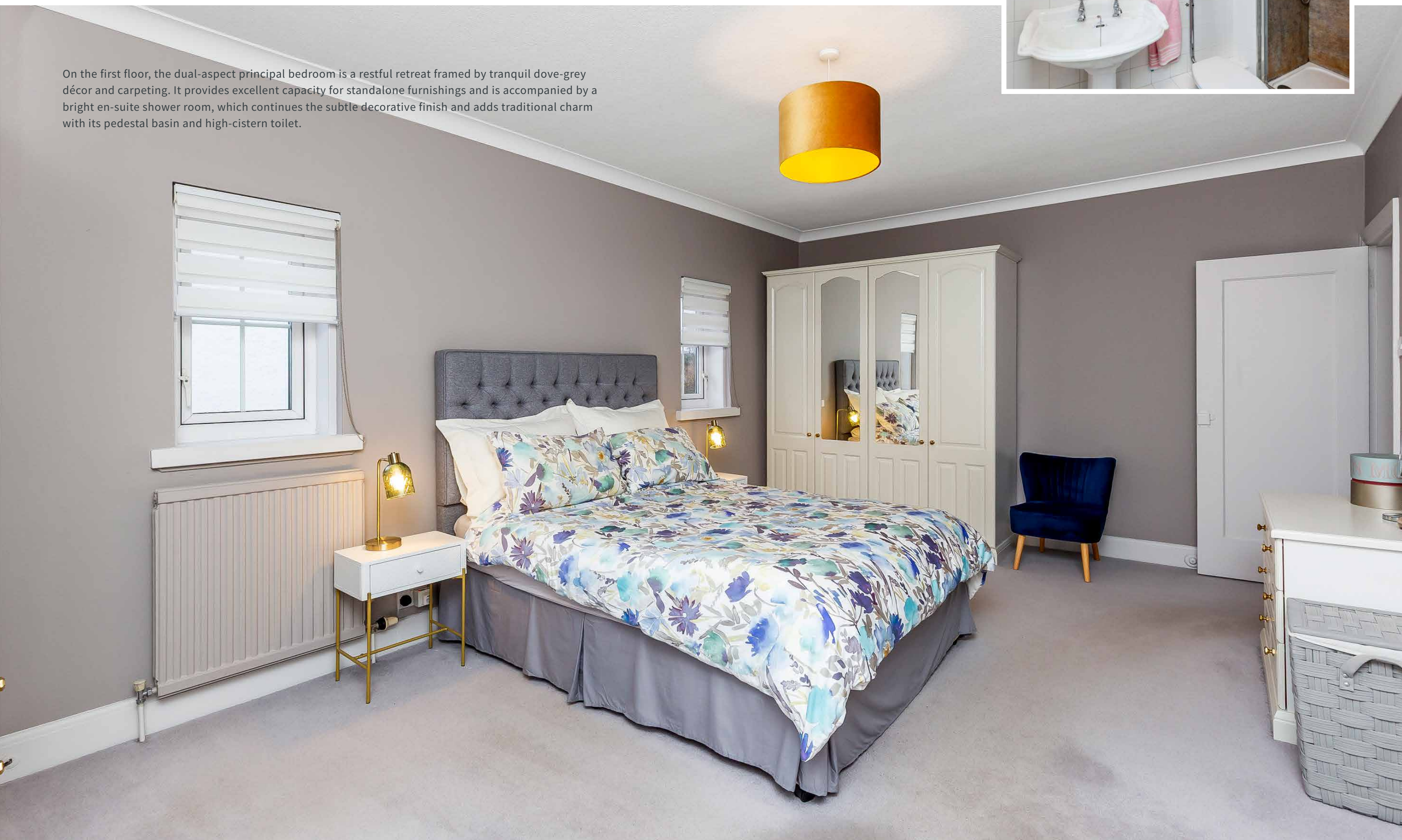
reached from the
airy landing





A beautifully proportioned principal suite

On the first floor, the dual-aspect principal bedroom is a restful retreat framed by tranquil dove-grey décor and carpeting. It provides excellent capacity for standalone furnishings and is accompanied by a bright en-suite shower room, which continues the subtle decorative finish and adds traditional charm with its pedestal basin and high-cistern toilet.





THREE

further bedrooms

Three more good-sized double bedrooms are also located upstairs, reached from the airy landing, with comfortable carpeting flowing throughout. Two bedrooms are dual-aspect, including one with a fitted wardrobe.



A family bathroom and guest WC

A contemporary bathroom on the first floor features a shower enclosure and a luxurious clawfoot bath. A stylishly decorated ground-floor WC adds convenience – ideal when using the dining room as a downstairs bedroom.

THE BATHROOMS



GENEROUS GARDEN

and excellent private parking

The rear garden is easy to maintain and reassuringly secure for family recreation. A hedge-bordered lawn is paired with a raised deck for summer dining, leading directly from the kitchen. To the front, a large tarmacked driveway and an attached single garage provide excellent private parking.








52
CRAIGCROOK
ROAD



BLACKHALL



Blackhall is a sought-after suburb situated a few miles from the bustling city centre

Hugged by large green areas of natural beauty, Blackhall is a tranquil, sought-after suburb situated just a few miles from the bustling city centre, with excellent local amenities, schools, and outdoor pursuits. Nearby Craigleith Shopping Park houses high-street stores and major supermarkets, whilst Blackhall and the surrounding area offer a range of independent outlets, cafés, pubs, takeaways and restaurants, and a library. The area is renowned for its excellent private and state schools at primary and

secondary levels, and enjoying the outdoors and staying fit could not be easier, with the scenic, leafy spaces of Ravelston Park, Ravelston Wood and Corstorphine Hill. Ravelston and Murrayfield golf courses, along with Murrayfield Stadium, offer a wealth of activities, sports clubs, events, and fixtures. The area is conveniently situated for commuting to the city centre, nearby Edinburgh airport and the motorway network. Excellent public transport is provided with regular day and night bus services.



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