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22 MARCH ROAD
BLACKHALL
EDINBURGH EH4 3TB



Well proportioned and beautifully presented four bedroom detached bungalow in the extremely popular area of Blackhall, Edinburgh. It offers fantastic potential for extension and is set within spacious garden grounds. The house is approached via driveway and private front garden which is easily maintained being mainly paved with gravel and provides access to both sides of the house.

The front door leads to entrance vestibule and the welcoming hallway has an under stair storage cupboard. Spacious living/dining room and the kitchen has a selection of floor and wall mounted units. Appliances include a five ring gas hob, extractor hood and light, dual oven, fridge freezer and washing machine. There are two downstairs double bedrooms. The family bathroom has a white three piece suite comprising of a bath, wash hand basin and WC.

Carpeted stair rises to the upper landing where there are two cupboards, one housing the boiler system. Two further bedrooms both with access to eaves storage. The main bedroom has en-suite shower room with large cubicle, wash hand basin, WC and bidet.

To the outside the house benefits from beautifully kept spacious garden grounds which are bordered by hedging and a selection of shrubs and trees.

The property benefits from gas central heating and double glazing.











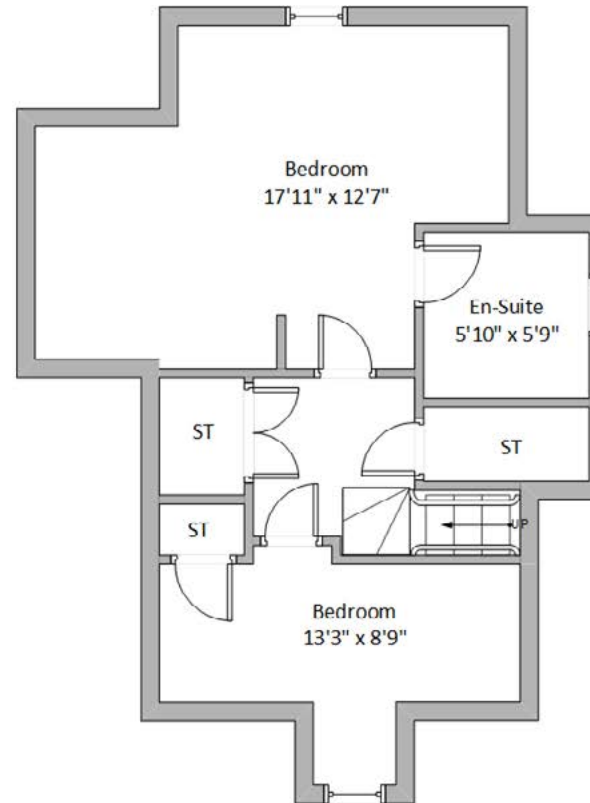
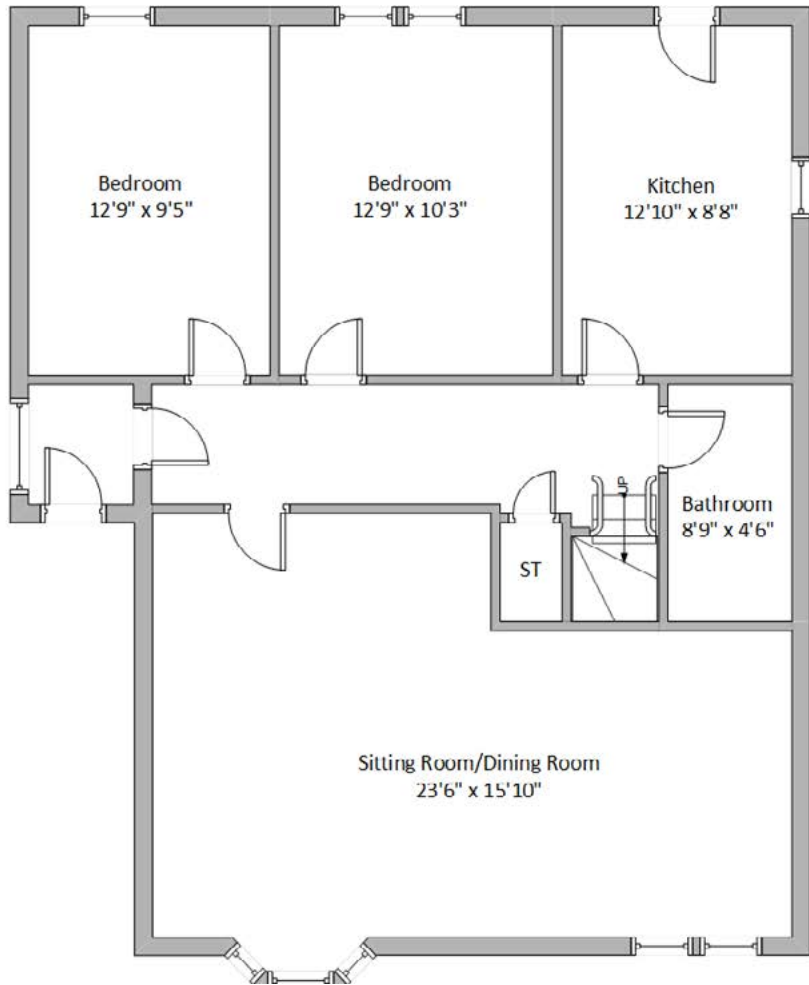
There are local amenities at Davidson's Mains including a Tesco Metro, and excellent amenities a short drive away at Craighleith Retail Park, including a Sainsbury's supermarket and M&S Food Hall. Recreational facilities nearby include Corstorphine Hill, Cramond Foreshore and Silverknowes promenade, Blackhall Lawn & Tennis Club, and Blackhall Library. The Water of Leith Walkway taking you to the cafés and boutiques of Stockbridge and the Gallery of Modern Art is nearby as are the green open spaces of Ravelston and Murrayfield golf courses, Inverleith Park, and the Royal Botanic Gardens. Catchment schools are Blackhall Primary and The Royal High and private schooling is also available at The Mary Erskine School, Stewart's Melville College, Fettes College, Edinburgh Academy and St George's School for Girls. Excellent bus services regularly run into the city centre and surrounding areas, with both Haymarket and Waverly Station easily accessible. Edinburgh Airport, the Forth Road Bridge/ Queensferry Crossing and all major motorway networks are within easy reach











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EPC Band E

Approx gross internal area 112 sqm

Property reference MS0539

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



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