







## 15 Queen's Avenue

*Enjoying three bedrooms, two reception rooms, and a wealth of delightful period features, plus generous gardens and a detached single garage, this traditional terraced house is situated on a sought-after street in Blackhall. The home offers an excellent opportunity for modernisation and upgrading, giving its new owner the chance to put their own stamp on it and create a modern home to their own tastes and specification.*

Set back from the road behind a front garden, the house instantly endears with its charming Tudor-style exterior, and storm doors open into a practical entrance vestibule, which flows, via a door with delightful stained-glass details, through to a hall with built-in under-stair storage. To the right of the hall lies a living room. Boasting impressive proportions expected of a period property, along with beautiful features including cornicing, a ceiling rose, a fireplace flanked by an Edinburgh Press, and a southerly-facing bay window, the living room offers a wonderfully flexible footprint for numerous lounge furniture layouts.



## Features

- Traditional terraced house
- Excellent potential for modernisation
- Sought-after street in Blackhall
- Entrance vestibule and hall with storage
- Bay-fronted living room
- Formal dining room
- Bright kitchen
- Three double bedrooms
- Characterful, airy shower room
- Generous, mature gardens
- Detached single garage
- EH, GCH, DG, and secondary glazing
- EPC: E

Next door, a formal dining room enjoys similar proportions, offering another flexible space for a wealth of furniture arrangements, with room for a dining table and chairs and additional lounge furniture or, alternatively, a home office setup. The dining room also incorporates an Edinburgh Press flanking a fireplace, cornicing, and a garden entrance – perfect for alfresco dining and entertaining during the warmer months!











The kitchen (also with garden access) conveniently neighbours the dining room and is fitted with wood-inspired wall and base cabinets framed by workspace and splashback tiling. A dishwasher is integrated, whilst provision is made for a selection of freestanding appliances. Space is provided for a small table and chairs, perfect for morning coffee and breakfast. A sweeping, original wooden staircase leads to a landing on the first floor, illuminated by a magnificent cupola skylight, which in turn affords access to three double bedrooms and a deep storage cupboard.







The two larger rooms benefit from neutral décor, offering blank canvases for future styling, and charming fireplace surrounds, whilst the remaining bedroom is accompanied by built-in storage. Finally, a bright and airy, modern shower room, accessed from a split-level landing, features characterful wall panelling and a large, walk-in shower enclosure, a traditionally-styled pedestal basin, and a WC. The house benefits from gas central heating downstairs, electric heating upstairs, and a combination of secondary and double glazing, with the exception of bedroom 3's single-glazed window.



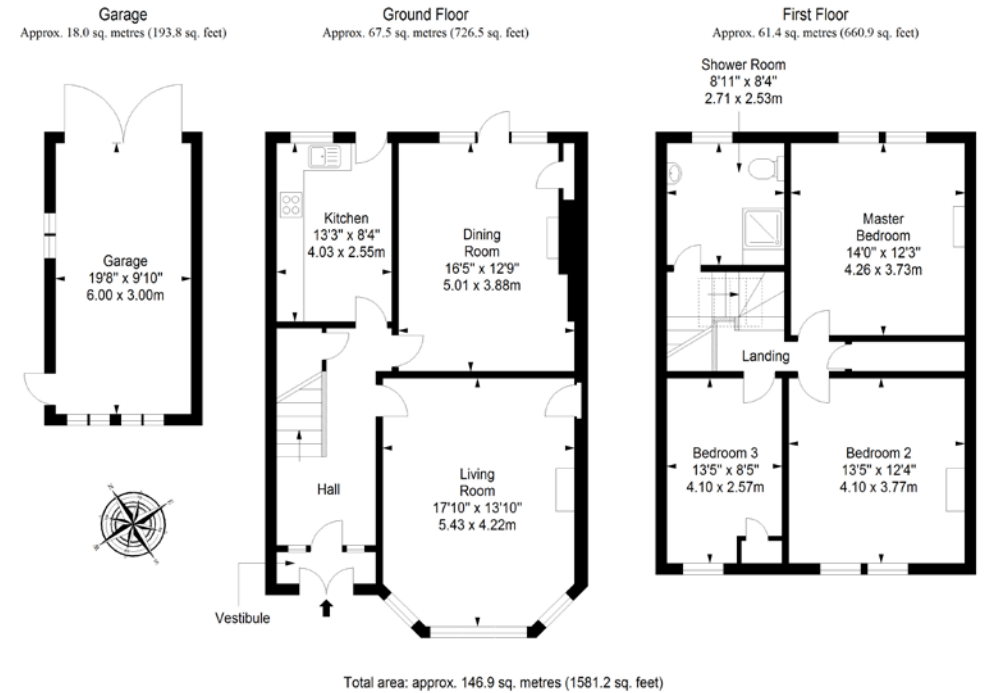




Outside, the house is flanked by gardens to the front and rear. The front garden is gravelled for easy upkeep, whilst the particularly large rear garden features a wealth of leafy trees, shrubbery and plants, a lawn, a charming pathway, and a neat hedged border. The rear garden also affords access to a parling area, where a single garage can be found for secure parking. Additional unrestricted on-street parking can be found on Queen's Avenue.

Extras: All fitted floor and window coverings, light fittings, and kitchen appliances to be included in the sale.





## Blackhall

Hugged by large green areas of natural beauty is Blackhall, a tranquil, sought-after suburb situated only a few miles away 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 offers 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 level 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 and Murrayfield Stadium offers 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 bus night services.