



SIMPSON & MARWICK

## 4 Queens Avenue

Blackhall, EH4 2DF

[simpsonmarwick.com](http://simpsonmarwick.com)

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## A superb 3/4 bedroom semi-detached house with private gardens and garage

- Sitting room with bay window
- Kitchen / breakfast room with French doors to garden
- Dining room / double bedroom 4
- 3 double bedrooms
- Newly installed shower room
- Downstairs WC
- Excellent storage including loft access
- Double glazing and gas central heating
- Unrestricted on street parking
- Detached garage off lane at rear of property

### Description

4 Queen's Avenue is a delightfully presented 3 bedroom semi-detached house, located in the highly sought after residential area of Blackhall. The property lies within walking distance of a variety of excellent local amenities and within easy reach of the City Centre. The property benefits from lovely gardens to the front and rear and, internally, the flexible accommodation is bright and generously proportioned throughout.





## Location

Blackhall is a popular residential area a few miles to the north west of the city centre. The area has a range of excellent local amenities at Craighleith Retail Park, in addition to good local shops at Davidson's Mains. Corstorphine Hill, offering lovely walks, is nearby, as are Blackhall Lawn Tennis Club and Blackhall Library. The area has excellent bus routes into the city centre, and the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, the Queensferry Crossing and central motorway network. Excellent schools in both the state and private sectors are easily accessible and the property is in the catchment area for Blackhall Primary School and Royal High School.

## Fixtures and Fittings

All fitted carpets, fitted floor coverings, curtains, blinds, light fittings, hob, extractor hood, oven, fridge/freezer, dishwasher and washing machine are included in the sale price.

## EPC Rating D

## Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.





Approx. Gross Internal Area  
1391 Sq Ft - 129.22 Sq M  
Garage  
Approx. Gross Internal Area  
160 Sq Ft - 14.86 Sq M  
For identification only. Not to scale.  
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