

13 Strachan Gardens, Blackhall, Edinburgh, EH4 3RZ



Description

13 Strachan Gardens is a charming and spacious traditional semi-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, and off-street parking along with a bespoke built garden studio. This much-loved home features well-proportioned and flexible accommodation over two levels and boasts views towards the Edinburgh skyline.

- Vestibule
- Hallway
- Living room/dining room
- Well equipped kitchen with adjoining utility room
- Snug lounge/bedroom
- Master bedroom with fitted wardrobes and en-suite bathroom
- Two further double bedrooms
- Study
- Bathroom
- Gas central heating

Extras

The curtains, blinds, all white goods, washing machine, dishwasher, light shades and under counter freezer are included. The Rangemaster 6 burner/2 oven gas/electric range is also included in the sale. Other items are available by separate negotiation.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

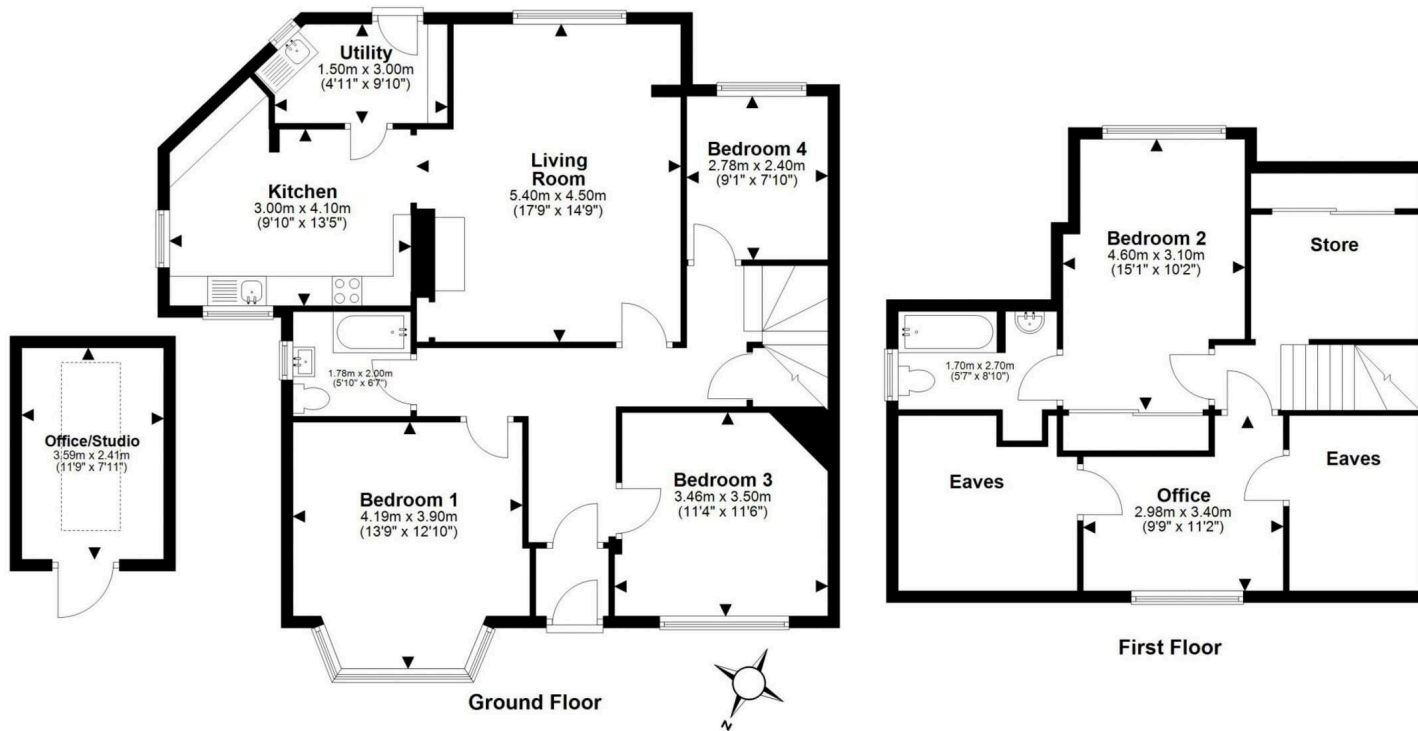


Location

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 Craigmile 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.

EPC Rating: D





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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