

2 Keith Crescent

Blackhall, Edinburgh, EH4 3NH



Welcome

from the Watermans Team, to the property at:

2 Keith Crescent

Blackhall, Edinburgh, EH4 3NH

A traditional mid-terrace house with a desirable location in exclusive Blackhall, offering well-maintained gardens and spacious accommodation finished with stylish décor, including three reception rooms, three bedrooms, and two washrooms.

We hope you love this property as much as we do.



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Summary of the accommodation

General Features

- Traditional mid-terrace house in Blackhall
- Presented in move-in condition
- Spacious accommodation with stylish décor
- Well-retained period features

Accommodation Features

- Welcoming vestibule and central hall
- Large living room with a bay window
- Dining room with French doors to garden
- (Openly accessed) multi-aspect sunroom
- Well-appointed, galley-style kitchen
- Utility room for discreet laundry
- Naturally-lit landing with generous storage
- Three bright and spacious bedrooms
- Modern three-piece en-suite shower room
- Family bathroom with overhead shower
- Double-glazed windows throughout
- Worcester Bosch Smart Heating Control System

External Features

- Well-maintained, leafy front garden
- Mature, southeast-facing rear garden
- Garden shed/coal store and storage shed
- Unrestricted on-street parking




2 Keith
Crescent



A lovely introduction

that catches the eye



As you enter this wonderful family home, a vestibule greets you giving way to a hall, which catches the eye with its traditional staircase framed by an ornate balustrade. Neutral décor and stripped wooden floorboards add to the delightful introduction, setting the standards of the accommodation.





Three elegant reception rooms

To the front, there is the living room which impresses with its intricate cornice work and beautiful focal-point fireplace. This spacious room is further enhanced by sophisticated décor and varnished wooden floorboards, as well as a sweeping bay window for a light-filled ambience. To the rear, there is a versatile dining room, currently organised as additional living space. It has a traditional press cupboard and a handsome fireplace (inset with a gas stove), which is accentuated by tasteful feature wallpaper. French doors open the room out into the rear garden.







A multi-aspect sunroom provides a third reception space that is ideal for socialising whilst cooking. It openly extends from the kitchen, featuring a skylight and full-height windows to fully absorb the garden ambience. It also opens out into the garden for summer entertaining.





A charming kitchen with ample storage

With a well-appointed range of base and wall-mounted cabinets, the kitchen offers excellent storage, as well as generous wooden worksurfaces. It is arranged in a galley style, and is appointed in appealing tones for a fashionable and enduring aesthetic. Neat storage solutions and easy-to-clean splashbacks finish the look. A gas hob, extractor hood, oven/grill, and microwave come integrated, with space for a freestanding fridge/freezer and dishwasher. There is a separate utility room for discreet laundry as well, providing further storage and workspace.



Three attractive bedrooms that are bright & airy



*The bedrooms are all spacious,
incorporating attractive décor*

The three bedrooms are on the first floor, extending off a landing with generous built-in storage and a skylight, which allows a steady flow of sunshine throughout the home. Bedrooms two and three enjoy Amtico Spacia Luxury Vinyl Plank floors, with the former benefitting from a built-in wardrobe and the latter from a feature fireplace.



The principal bedroom further boasts plush carpeting and a characterful feature fireplace, as well as the luxury of an en-suite



A modern family bathroom

and en-suite shower room

Finished to modern standards, the family bathroom and principal bedroom's en-suite shower room complete the accommodation on offer. The bathroom is comprised of a hidden-cistern toilet, a storage-set washbasin, and a bath with an overhead shower. The en-suite has a step-in shower cubicle, a half-pedestal washbasin, and a hidden-cistern toilet.

Year-round comfort is assured thanks to double-glazed windows throughout and a remote-controlled Worcester Bosch Smart Heating Control System, which allows individual temperatures and set timings for each room. This supports energy efficiency in heating the property.





Carefully maintained gardens

with mature planting

The home is flanked by fully-enclosed gardens that are well maintained to bring a cheerful and leafy ambience to the residence. The front garden is established with leafy greens, whilst the rear garden is landscaped with a lawn, a timber deck, and a patio – all enveloped by mature planting. The rear garden has excellent privacy and a suntrap, southeast-facing aspect too. In addition, there is a handy garden shed/coal store and a front garden storage shed. Unrestricted on-street parking is also available to the front of the property.





Property Name

2 Keith Crescent

Location

Blackhall, Edinburgh, EH4 3NH

Approximate total area:

136.0 sq. metres (1463.9 sq. feet)

Ground Floor



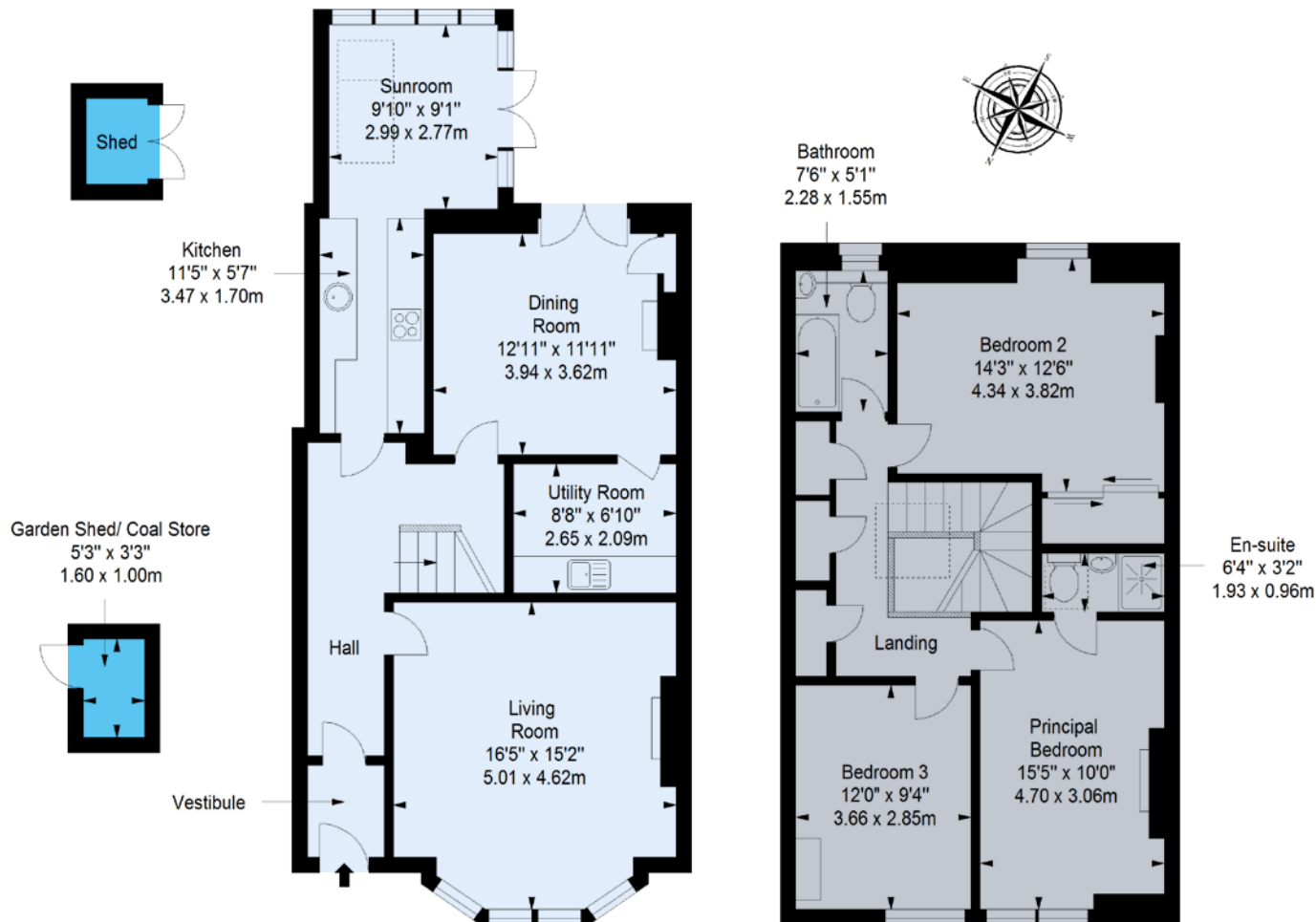
First Floor



Externals



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



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

EPC Rating - D
Council Tax band - E

Home report Value
£685,000

Blackhall

Hugged by large green areas of natural beauty

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.





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or call us on 0131 555 7055

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 467 5566

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 430 7055

property@watermans.co.uk
www.watermans.co.uk

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