










Offers Over  
**£925,000**

## 75 March Road

Blackhall | Edinburgh | EH4 4PR

A rare opportunity has arisen to acquire this substantial and highly impressive detached luxury villa quietly situated within the desirable district of Blackhall. Offering flexible accommodation, with the potential for six bedrooms, whilst being positioned close to superb local amenities, transport links and highly regarded schooling, this property is immaculately presented and has been well maintained throughout.

-  5 beds
-  2 public
-  3 bathrooms
-  Private gardens
-  Garage and driveway
-  EPC Band - B
-  Council Tax Band - H



## Description

Built in 2016, this architecturally designed family home is in pristine move-in condition throughout and briefly comprises:

**Ground Floor;** welcoming entrance vestibule, hallway with a handy understairs storage cupboard, bright and spacious open-plan lounge/kitchen/diner with light flooding the room from all directions, a log burner, bi-fold doors leading to the garden patio, stunning fully-fitted kitchen area with a range of integrated white goods and a stand-alone island while being styled with modern units and a high spec granite worktop, separate fully-fitted utility room with garage access and further storage provisions, two front-facing reception rooms with lovely bay windows offering flexibility to be used as two double bedrooms or a home office/study, and a partially-tiled shower room with a walk-in cubicle, rainfall shower and heated towel rail.

**First Floor;** landing with a beautiful skylight, sizable walk-in storage cupboard and space for a home office set-up, large principal double bedroom with a double Juliet balcony and a quiet leafy outlook, partially-tiled en-suite shower room with a rainfall shower and heated towel rail, three further generously-proportioned double bedrooms all with ample room for freestanding furniture and different configurations whilst the third bedroom benefits from a double Juliet balcony overlooking the rear garden, and a partially-tiled family bathroom suite with bath, another beautiful skylight and a heated towel rail.

Further benefits include underfloor heating throughout the ground floor, a security intruder alarm system, gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated induction hob, double oven, extractor hood and dishwasher, light fittings and fitted floor coverings. Other items such as the freestanding white goods may be available through separate negotiation.

## Gardens and Parking

A neat monoblock driveway with parking for up to four cars welcomes you to the property while there are sizeable rear and side private gardens. The South-facing rear garden is a real sun-trap and a tremendous spot for residents to enjoy with two separate patios and a side area mostly laid to lawn with a mature hedgerow offering privacy. The garden also benefits from outdoor taps and power sockets. There is also an integrated single garage with an electric power door. The necessary power points are in place for electric driveway gates allowing for a smooth installation if desired.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

The prestigious district of Blackhall lies north-west of the City Centre and is well placed for the commuter with ease of access to the City Bypass, national motorway network, Forth Road Bridge, Haymarket Train Station and Edinburgh International Airport. Bus services also provide quick and frequent access to the City Centre and surrounding areas. Excellent shopping facilities are close at hand, with a variety of local retailers, together with larger high street names located at the nearby Craighleith Retail Park, Stockbridge and Comely Bank. The Royal Botanic Gardens, Inverleith Park and Cramond foreshore provide local picturesque walks and the vast array of the city's galleries; museums, theatres and cinemas are but a short journey away. Blackhall Primary School and The Royal High School are within the school catchment area. The property is also convenient for many of Edinburgh's highly-regarded private schools.





Approx. Gross Internal Floor Area Inc. Garage 287.61 Sq M / 3096 Sq Ft



Area excludes outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

