










Offers Over
£525,000

36 Telford Road

Blackhall | Edinburgh | EH4 2BA

A fantastic opportunity has arisen to purchase this immaculate, rarely available semi-detached villa with fantastic private secluded gardens, garage and off-street parking to the rear, pleasantly situated within the ever-popular district of Blackhall. Offering flexible family accommodation, the property is ideally placed to take advantage of excellent commuting links, local amenities and well-regarded schooling. Internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  4 Public Rooms
-  1 Bathroom
- Study/nursery
- Downstairs WC
-  Garage and off-street parking
-  Private gardens
-  EPC Rating – D
-  Council Tax Band – F



Description

In brief the attractive accommodation comprises; entrance porch, welcoming entrance hallway with understairs storage and downstairs WC, generously proportioned and bright bay-windowed sitting room with feature gas fireplace, modern fitted kitchen with integrated appliances, central island, instant boiling water tap and French doors to the rear, family room/games room which in turn leads to the dining room pleasantly overlooking the rear and light and airy double bedroom 3. To the upper level there is a spacious landing area with windows overlooking the rear garden offering excellent natural light, well proportioned principal bedroom with built-in storage cupboard, second good sized double bedroom with built-in storage, useful study/nursery and contemporary family bathroom with bath and separate shower enclosure. Further benefits include gas central heating and good storage throughout.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances which include, Smeg double oven, hob, washing machine, dishwasher, tumble dryer and fridge/freezer. Other items of furniture can be made available by separate negotiation.

Gardens, Garage & Driveway

A real feature of this property is the fantastic sized private garden to the rear which offers a high degree of privacy and has been well maintained with lawn and patio areas, the ideal space for children to play and to enjoy outside dining/relaxing. A path leads to the detached single garage which provides off-street parking to the rear and has an electric car charging point.

Viewing

Please contact Neilsons on 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, banks and post office, together with larger high street names located at the nearby Craigeith 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 and the property is also convenient for many of Edinburgh's highly-regarded private schools.





Approx. Gross Internal Floor Area 154.26 Sq M / 1660 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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