Offers Over
£260,000

6 Craigcrook Gardens

Blackhall | Edinburgh | EH4 3NW

This rarely available, spacious and attractive terraced villa with private gardens is quietly situated within a lovely courtyard setting, located within one of Edinburgh's most desirable locations. Close to excellent schooling, local amenities and transport links, the property will undoubtedly appeal to a variety of purchasers including professionals.

- 2 Bedrooms
- 1 Public room
- 1 Shower room
- Private gardens
- Off-street parking
- EPC Band - C
- Council Tax Band - D

Description

In brief the accommodation comprises; entrance vestibule leading to welcoming hallway with understairs storage, stylish fitted kitchen, generously proportioned lounge/dining with door providing direct access to the private rear garden, two well proportioned double bedrooms and modern shower room. Further benefits include gas central heating & double glazing.

Extras

All fitted floor coverings and blinds will be included in the sale together with the appliances in the kitchen.

Gardens and Parking

There is a lovely, well maintained private garden located to the rear of the property together with a further section to the front. Shared off-street parking is situated to the front of the property.

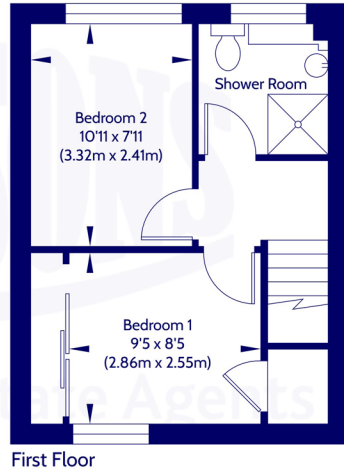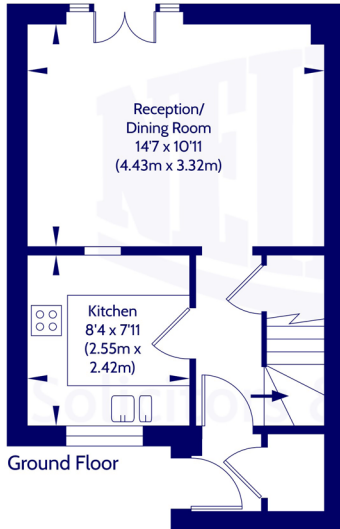## Viewing

By appointment through Neilsons 0131 625 2222.

Location

Located to the northwest of Edinburgh's city centre, Blackhall is regarded as one of the capital's most soughtafter residential areas. Renowned for its leafy streets, elegant homes, and tranquil atmosphere, this prestigious suburb seamlessly blends city convenience with a peaceful village-like charm. Families are drawn to their proximity to excellent schools, from nursery to secondary level, whilst professionals appreciate the short commute to the city centre. Nearby amenities include the picturesque Ravelston Woods and Corstorphine Hill, a choice golf clubs, and vibrant shopping and dining options in nearby Stockbridge and from Craigleith Retail Park. With its prime location, serene environment, and excellent connectivity, Blackhall is an idyllic choice for those seeking a high-quality lifestyle close to superb amenities.

Approx. Gross Internal Floor Area 55.87 Sq M / 601 Sq Ft.

Reception/ Dining Room
14'7 x 10'11
(4.43m x 3.32m)

Kitchen
8'4 x 7'11
(2.55m x 2.42m)

Ground Floor

Shower Room

Bedroom 2
10'11 x 7'11
(3.32m x 2.41m)

Bedroom 1
9'5 x 8'5
(2.86m x 2.55m)

First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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