



74 Craigmock Road, Edinburgh, EH4 3PN

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Welcome to Craiggrook Road, this substantial extended four bedroom detached bungalow offers well-proportioned family accommodation arranged over two levels, the property further benefits from beautiful gardens to the front and to the rear, a single garage along with a multi car driveway. Ideally located in the sought after area of Blackhall close to many local amenities, well regarded schooling and swift transport links. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Front facing living room with a dual aspect, wall mounted gas fire, useful storage cupboard.
- Breakfasting kitchen equipped with a range of wall and base units, all white goods included in the sale, door accesses the rear garden.
- Lovely dining room with direct access to the kitchen.
- Principle bedroom is located on the upper level featuring an en-suite shower room.
- Rear facing double bedroom located on the lower level with built in wardrobe storage.
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- Rear facing double bedroom located on the lower level with built in wardrobes.
- Bathroom located on the lower level comprising WC, wash hand basin, bath with shower over, ladder radiator.
- Gas central heating.
- Double glazing throughout.
- Impressive gardens to the front and to the rear.
- Single garage with a multi car driveway.



Location

The highly desirable residential neighbourhood of Blackhall is located to the north-west of the City Centre, close to the beautiful open spaces of Corstorphine Hill, Cramond Beach and numerous popular golf courses. For everyday shopping needs, there are a variety of shops on Hillhouse Road and Craigmyle Retail Park offers a Sainsbury's and Marks and Spencer. Nearby Comely Bank and Stockbridge have a wide selection of cafe, bars, restaurants and independent shops. Well-regarded local schooling (the Royal High School, St Augustines, Blackhall Primary & St Andrews Fox Covert RC) is nearby and many of the city's finest private schools are within easy reach. These include Fettes College, Stewart's Melville College, The Mary Erskine School, and St George's School. The area benefits from a wide selection of bus links into the City Centre and also offers quick road access to Edinburgh International Airport, the Queensferry Crossing and the M8.

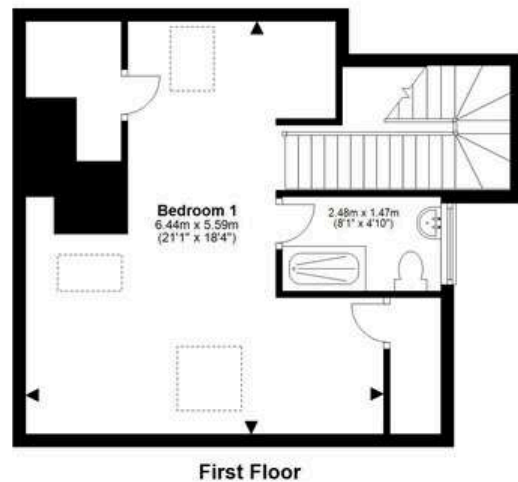
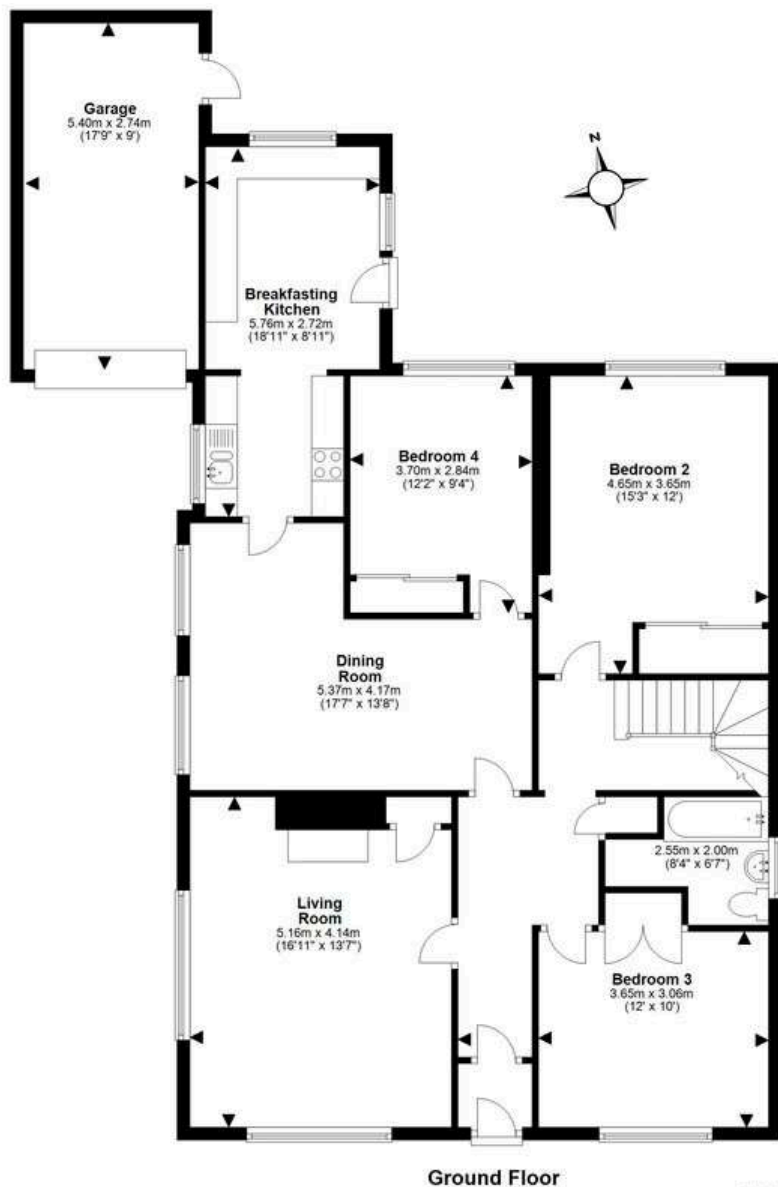
Extras

Included in the sale are the white goods in the kitchen, fixtures & fittings, curtains and all blinds were fitted.

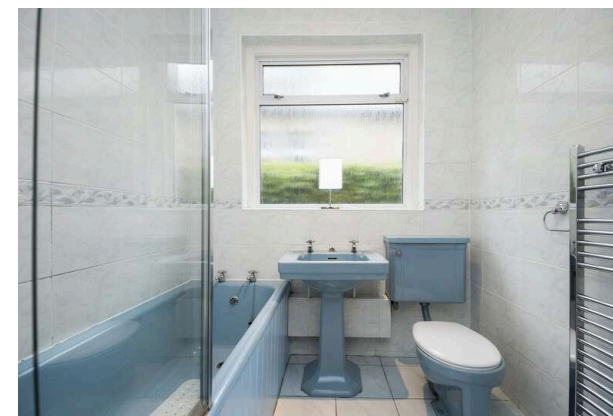
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



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



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

