

Fixed price £430,000

3 Blackchapel Road, Edinburgh, EH15 3QU



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## Beautifully presented, 4-bedroom Detached House West Facing Sunny Rear Garden

A beautifully presented, 4-bedroom detached house, set within a peaceful residential development, with private front garden and west facing sunny rear garden with off-street parking. The property has been extended to provide a stunning open-plan kitchen/family room to the rear and large playroom/fourth bedroom.

Entrance Hall, Sitting Room with Bay Window, Spacious Kitchen/Breakfast Room, Sunny Family Room Opening onto Garden, Utility Room, Playroom/Bedroom 4, Downstairs WC, Principal Bedroom with Dressing Area, En-Suite Shower Room, Two Further Bedrooms, Family Bathroom, Floored Attic, Double Glazing and Gas Central Heating, Private Front and Rear Gardens, Off Street Parking for Two Cars.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

### ACCOMMODATION (WIDEST POINTS)

<b>Livingroom</b>	15'8" x 10'7" (4.80 x 3.23)
<b>Bedroom/Playroom</b>	17'10" x 8'9" (5.46 x 2.67)
<b>Kitchen</b>	23'7" x 9'6" (7.19 x 2.90)
<b>Family Room</b>	15'8" x 14'4" (4.78 x 4.39)
<b>Bedroom 1</b>	11'6" x 9'1" (3.53 x 2.77)
<b>Bedroom 2</b>	11'1" x 10'7" (3.40 x 3.23)
<b>Bedroom 3</b>	11'1" x 6'5" (3.40 x 1.98)



## LOCATION

The property quietly located just off Newcraighall Road, close to the open spaces of Hunter's Hall Park and well placed for commuting into Edinburgh or accessing the city bypass. Fort Kinnaird Retail Park is moments away, offering a wide range of shopping and leisure facilities with a cinema and multiple eateries. For recreation, Duddingston and Portobello golf clubs and Newhailes Country Park with playgrounds and parklands. The property is also conveniently located for access to The Royal Infirmary and Queen Margaret University Campus and schools within catchment include Niddrie Mill and St Francis RC primaries, and Holy Rood RC and Castlebrae high schools. For the motorist, quick routes to the east on the A1 and around Edinburgh on the City Bypass can be found nearby and a number of bus routes lead directly into Edinburgh City Centre.

## EXTRAS

Washing Machine and Tumble Dryer included in Sale

## EPC RATING

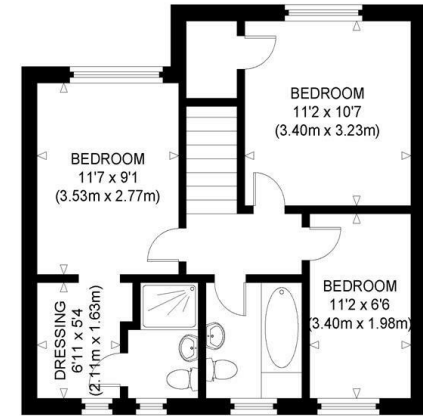
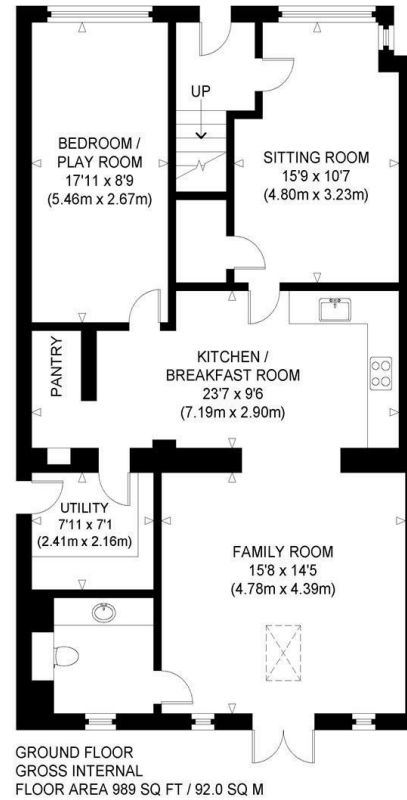
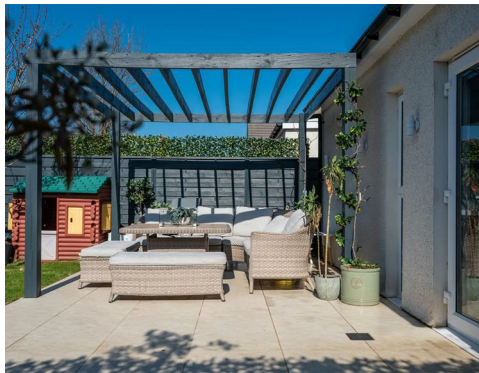
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## VIEWING

By appointment, please telephone 0131 253 2986







BLACKCHAPEL ROAD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1501 SQ FT / 139.6 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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