



**7 Strachan Gardens, Blackhall,
Edinburgh, EH4 3RZ**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BEAUTIFULLY PRESENTED

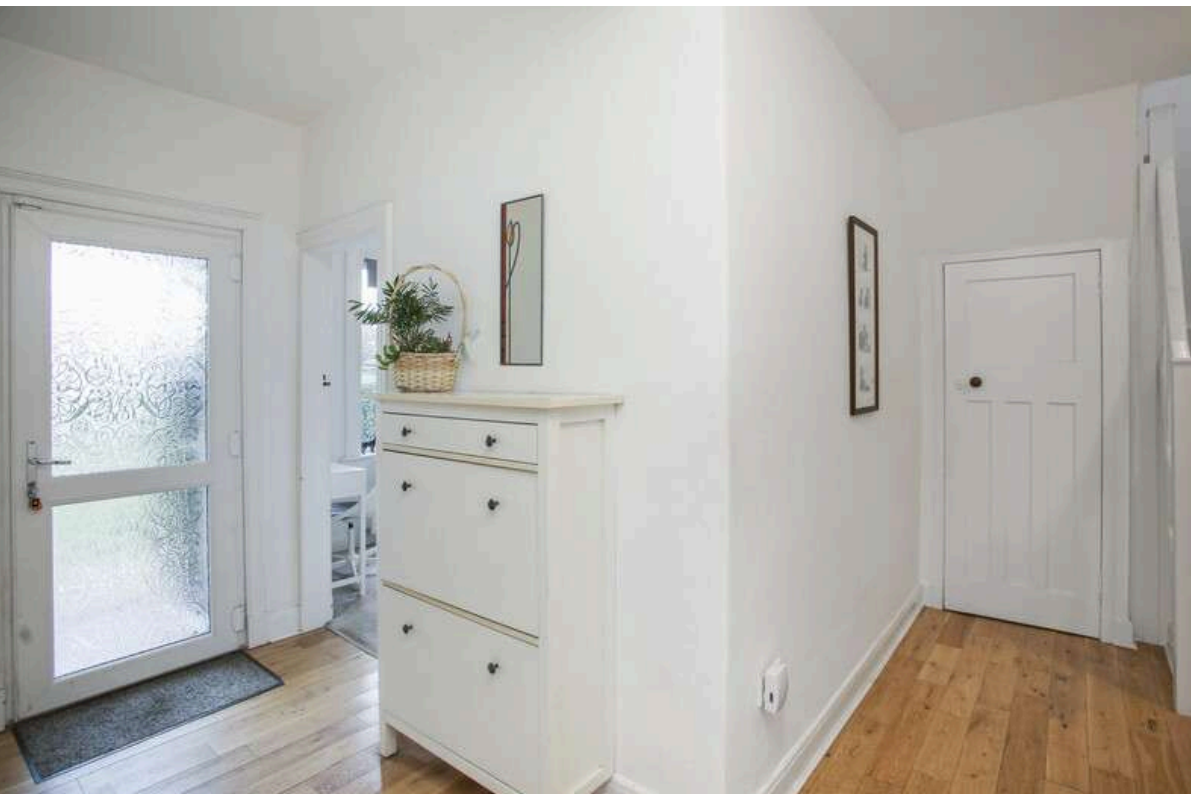
FOUR-BEDROOM, SEMI-DETACHED VILLA



Beautifully presented, four-bedroom, semi-detached villa, situated on a quiet residential street in the sought-after Blackhall area in Edinburgh, close to excellent local amenities, schools, transport links and green spaces. This property has been very nicely extended by the current owners and offers modern, spacious family living over two floors. There is a welcoming hallway with storage, an attractive living room to the front of the property, with a bay window, gas flame fire and built-in shelving. To the rear of the property there is a stunning open plan kitchen/dining/living room with glazed sliding doors out to the garden, ceiling windows, filling the space with natural light and plenty of space for dining and seating. The kitchen has an excellent range of modern units, integrated appliances, boiling water tap and complementary worktops. There is also a utility room with fitted units, washing machine, a drying cupboard, housing the boiler, and a door leads out to the driveway. Also, on this floor there is a double bedroom, with a fireplace, a further double bedroom, with storage and a very nice, modern family bathroom. On the upper floor there is a master bedroom, with a lovely outlook, eaves storage, a fitted wardrobe and a smart en-suite shower room, with a Velux window, and a further double bedroom with eaves storage. To the front of the property there is a generous driveway for two cars and to the rear there is an enclosed garden with an area of decking, lawn and two sheds.

- Hall
- Living room
- Open plan kitchen/dining/living room
- Utility room
- Four double bedrooms, one with en-suite
- Bathroom
- Excellent storage
- Gas central heating
- Under floor heating in extension
- Double glazing and some triple glazing
- Driveway
- Garden





BLACKHALL

Blackhall is a desirable residential area located close to Edinburgh's West End and the city centre. There is local shopping throughout, whilst supermarkets can be found on Ferry Road, Comely Bank and at Craighleith Retail Park. Nearby Stockbridge also provides a range of quality independent retailers including butchers, fishmongers, cafes, restaurants, and bars. There are highly-regarded schools in the vicinity in both state and private sectors, including Fettes College, Stewart's Melville College, The Edinburgh Academy, St George's, Mary Erskine's, and Flora Stevenson schools. Leisure opportunities nearby include walks along the Water of Leith, Inverleith Park, Cramond Shore, The Royal Botanic Gardens, and Murrayfield and Ravelston golf courses. Regular bus services are available throughout.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, microwave, dishwasher, fridge freezer, washing machine and two sheds are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

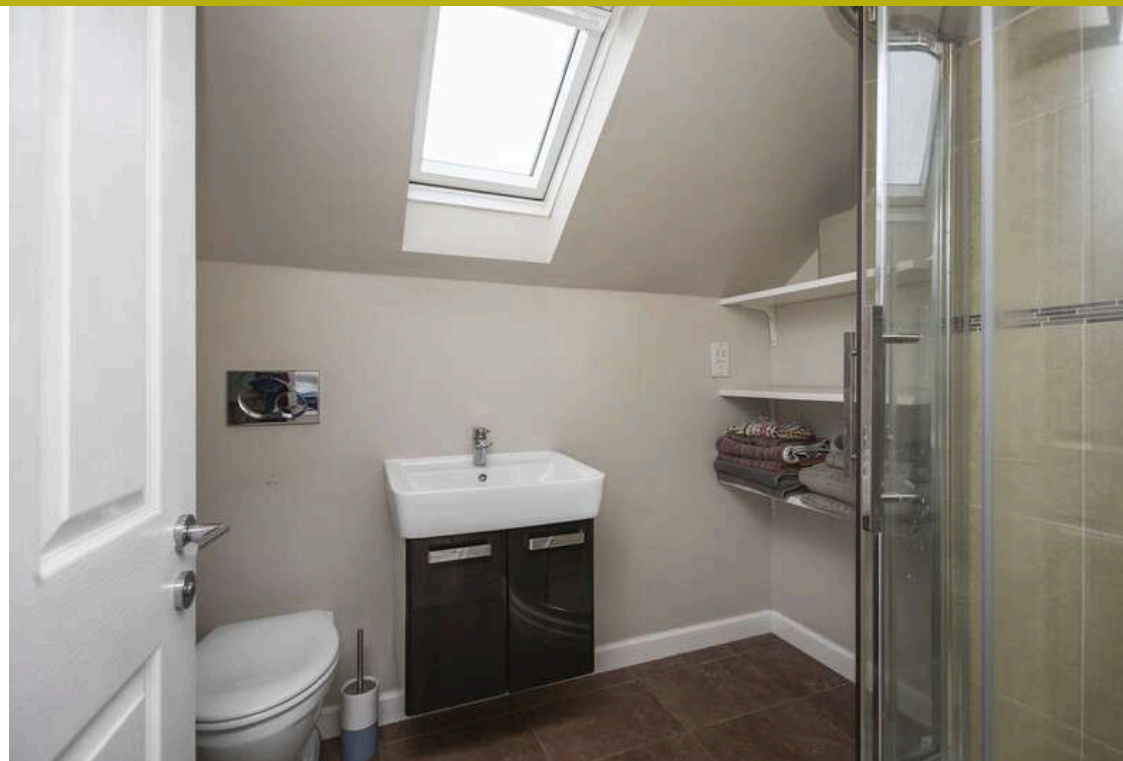
Home Report Valuation

£700,000

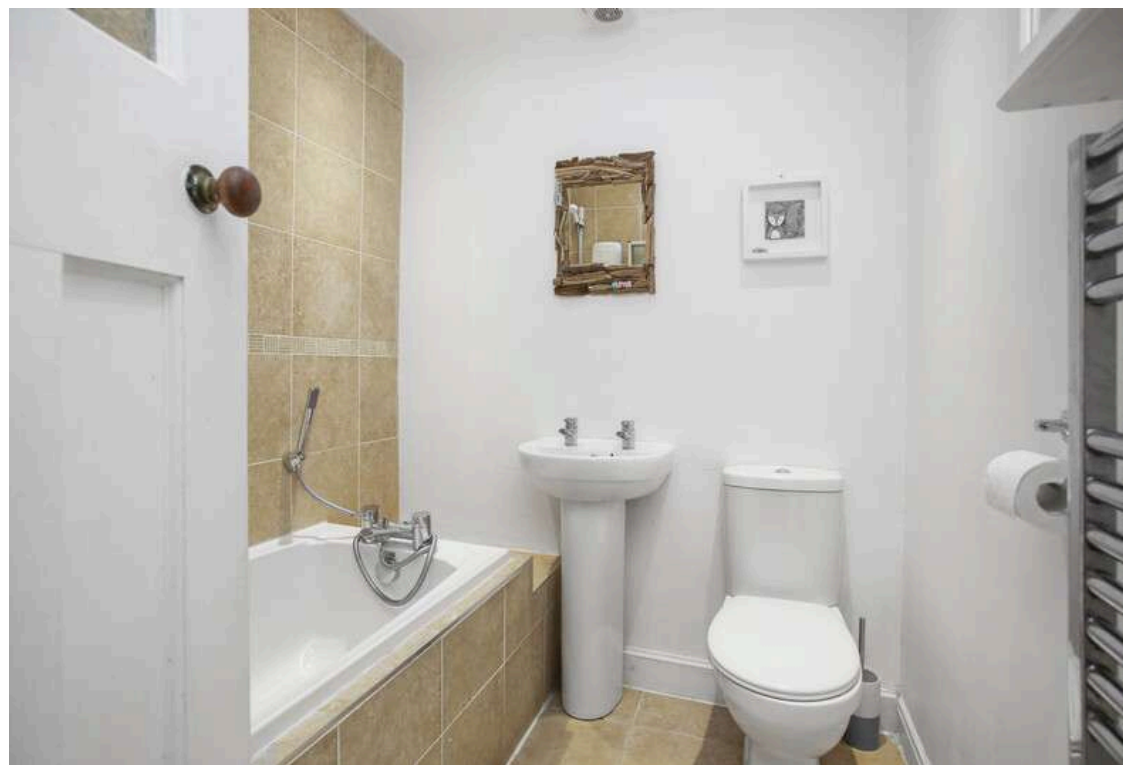
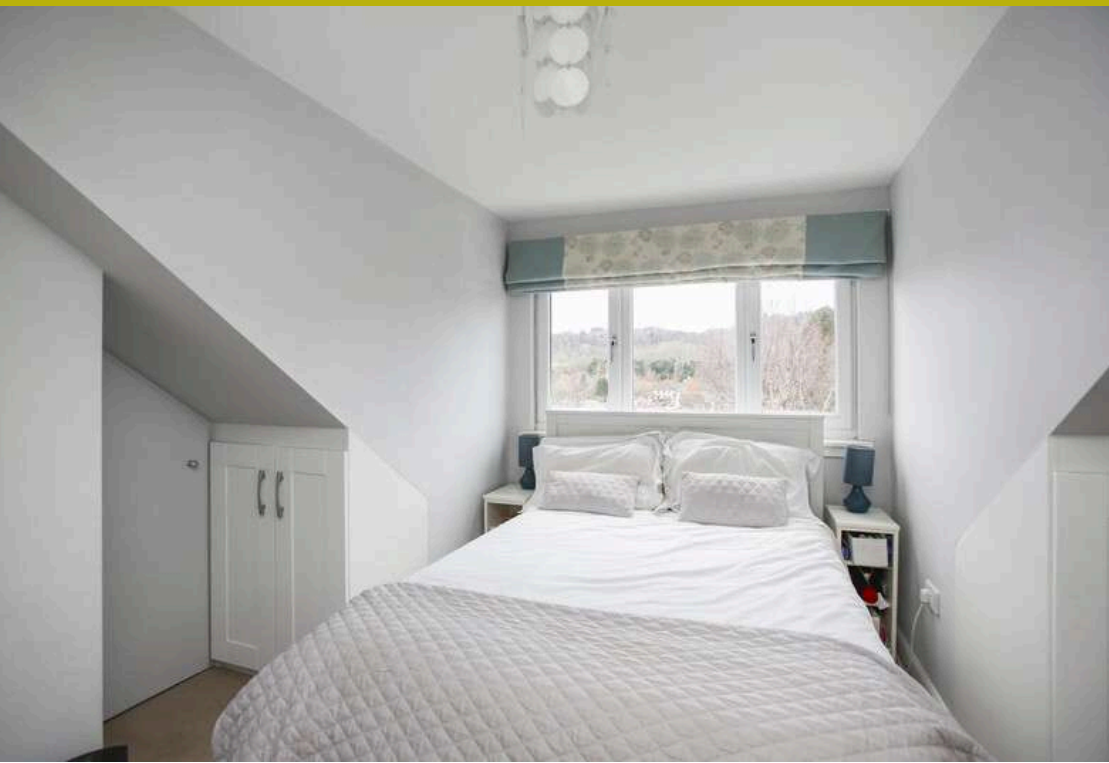
EPC Rating

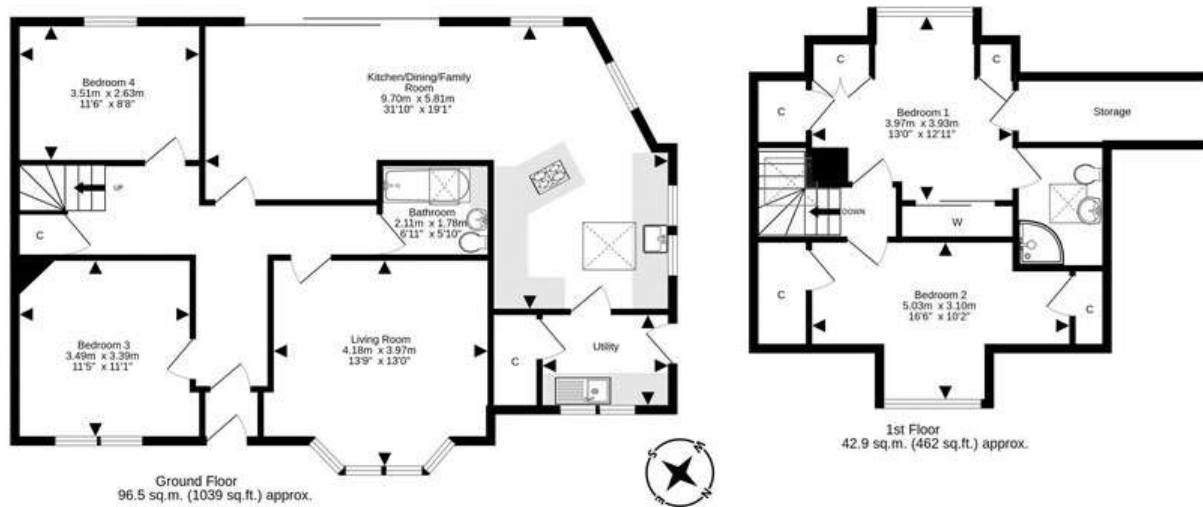
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TOTAL FLOOR AREA: 139.5 sq.m. (1501 sq.ft.) approx.
 For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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