



Blackhall
8 Carfrae Road
EH4 3SE



Detached Bungalow

OFFERS OVER £498,000

- Entrance vestibule
- Hallway with built in storage
- Spacious living room
- Kitchen
- 3 double bedrooms
- Wet room
- Large well-maintained gardens front and rear
- Private driveway
- Gas central heating
- Large attic storage with possible potential to extend
- Now in need of upgrading
- Popular residential area

Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





This substantial detached bungalow offers excellent family accommodation with scope to extend subject to planning and consents. The property is situated within Edinburgh's highly sought after Blackhall district to the west of the city. The area is well served by a host of amenities at nearby Craigmile Retail Park which includes a Sainsbury's superstore and at Davidson's Mains. There is also easy access to Edinburgh International Airport, City by-pass and Motorway links.

Whilst in need of full modernisation the accommodation in brief comprises- entrance vestibule and hallway with a built-in storage cupboard and gives access to all the rooms off. To the rear is a spacious living room with a gas-powered fire within a surround, Edinburgh press cupboard, and the kitchen off. The kitchen also to the rear benefits from base and wall units, 2 built in pantry cupboards, slot in cooker with gas hob, washing machine, undercounter fridge freezer, and gives direct access to the rear garden. Bedroom one which could also be used as a second public room, is to the front with a box window, electric powered fire within a surround, and an Edinburgh press. There is a second double bedroom to the front with fitted wardrobes and drawers. The third double bedroom is situated to the side. Completing the property is a wet room with WC, wash hand basin and an electric powered shower unit.

The well-maintained front garden with hedge surround has a central pathway, private gravel driveway and gives access to the side and rear of the property. The well-maintained large rear garden enjoys a landscaped lawn, shrub borders, and a patio area ideal for al fresco dining.

EXTRAS

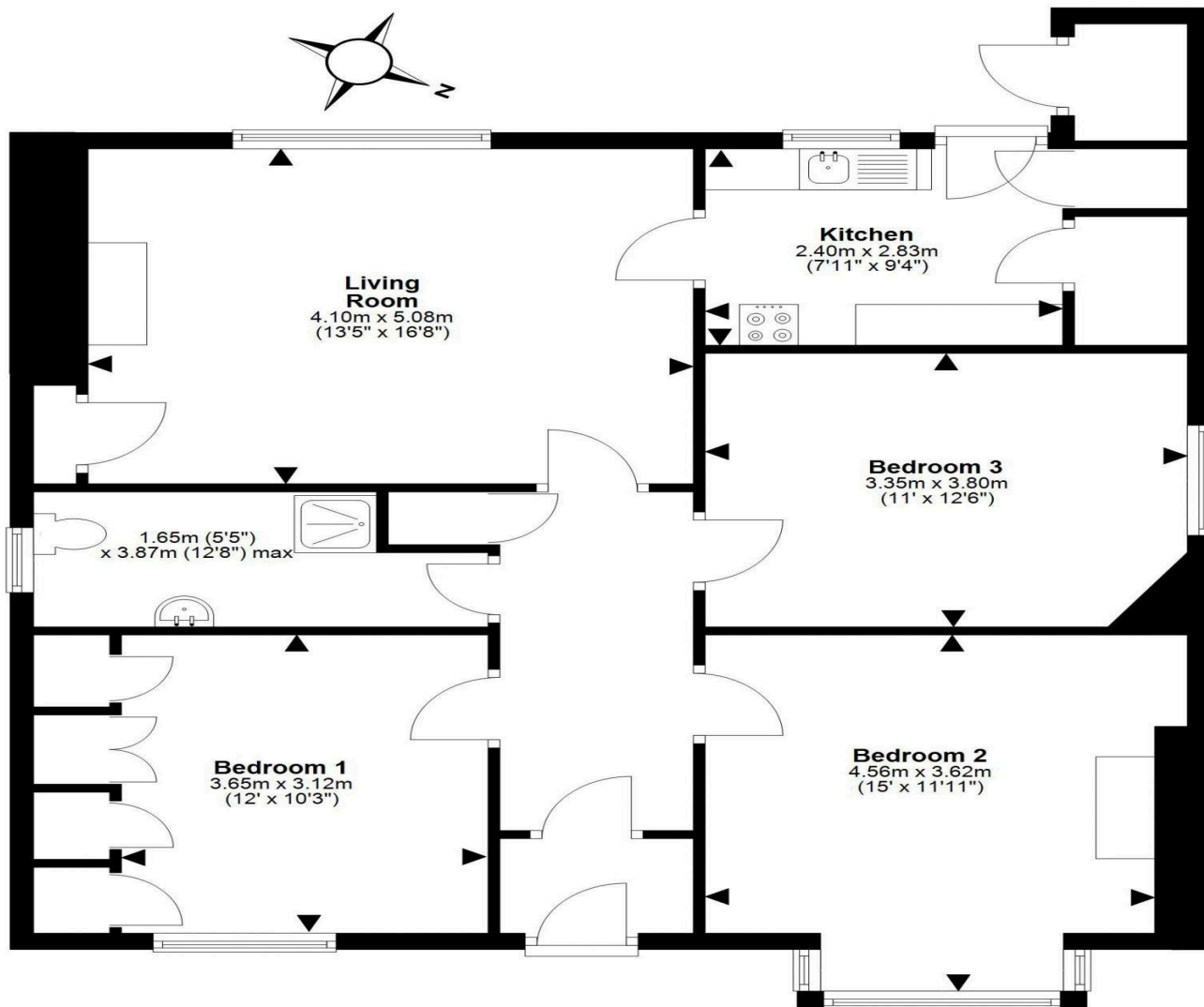
To include the aforementioned white goods in the kitchen along with the carpets, curtains/blinds, and light fittings.

OFFERS

Offers Over £498,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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