



Seaforth Drive, Edinburgh, EH4

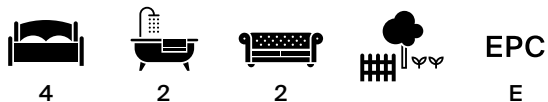


An elegant property, which forms the end of a charming period terrace, located in Edinburgh's desirable Blackhall area.

33 Seaforth Drive boasts a wealth of delightful period features including original fireplaces and cornicing and strikes the perfect balance between contemporary style and traditional charm.

This is a charming Edwardian family home in the much sought after area of Blackhall. Being end of terrace, the property provides good proportions and an excellent garden.

The main living and entertaining space is located on the ground floor of the house. To the front is the spacious sitting room which has a large, southeast facing bay window which floods the room with light as well as an impressive fireplace and cornice. Across the back of the property, two rooms have been combined to create a fantastic open plan kitchen/dining room. This makes for an excellent, social family living area with double doors leading to the garden. The kitchen has ample storage and lovely wooden floors. Also on the ground floor is a shower/utility room.



Offers Over	Tenure	Local Authority	Council Tax
£695,000	Freehold	The City of Edinburgh Council	Band G

On the first floor there is a large master bedroom to the front that has a lovely bay window with great views to the south. Also on this floor are three further well-proportioned bedrooms and the family bathroom.

Outside there is a fantastic garden which has patio and lawned areas. A gate gives access to the lane behind which is fantastic for providing access to the back of the house.





Features

- Traditional end-terraced house situated in Blackhall
- Bay-fronted, southeast-facing living room
- Beautifully appointed kitchen with garden access
- Four well-proportioned and elegant bedrooms
- Good-sized and well-maintained front and rear garden with patio

Location

Local convenience stores, cafés and a library lie within a short walk of the house with larger facilities at Craighleith Retail Park. Cosmopolitan Stockbridge, with its selection of cafés, restaurants and independent shops, is also within easy reach.

There is excellent state school provision in the area, the house being in the catchment for Blackhall Primary School and Royal High School while private schools including St. George's School, ESMS, The Edinburgh Academy and Fettes College are all within easy reach. Blackhall Nursery provides pre-school education in the area, in addition to several private nurseries being close-by.

Blackhall is well served by public transport with an extensive bus network and direct access to the city centre. Hillhouse Road also has immediate access north to the Queensferry Crossing and Edinburgh International Airport, as well as to the city bypass with links to Glasgow and the South.



An abundance of green space surrounds the area with wonderful opportunities for leisure activities including walking in nearby Ravelston Park and Woods, Corstorphine Hill Nature Reserve, Lauriston Castle and Cammo Estate, in addition to the beaches at Cramond. There are also several public and private golf courses nearby, local tennis and bowling clubs, and easy access to the many and varied cycling routes on offer.

Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

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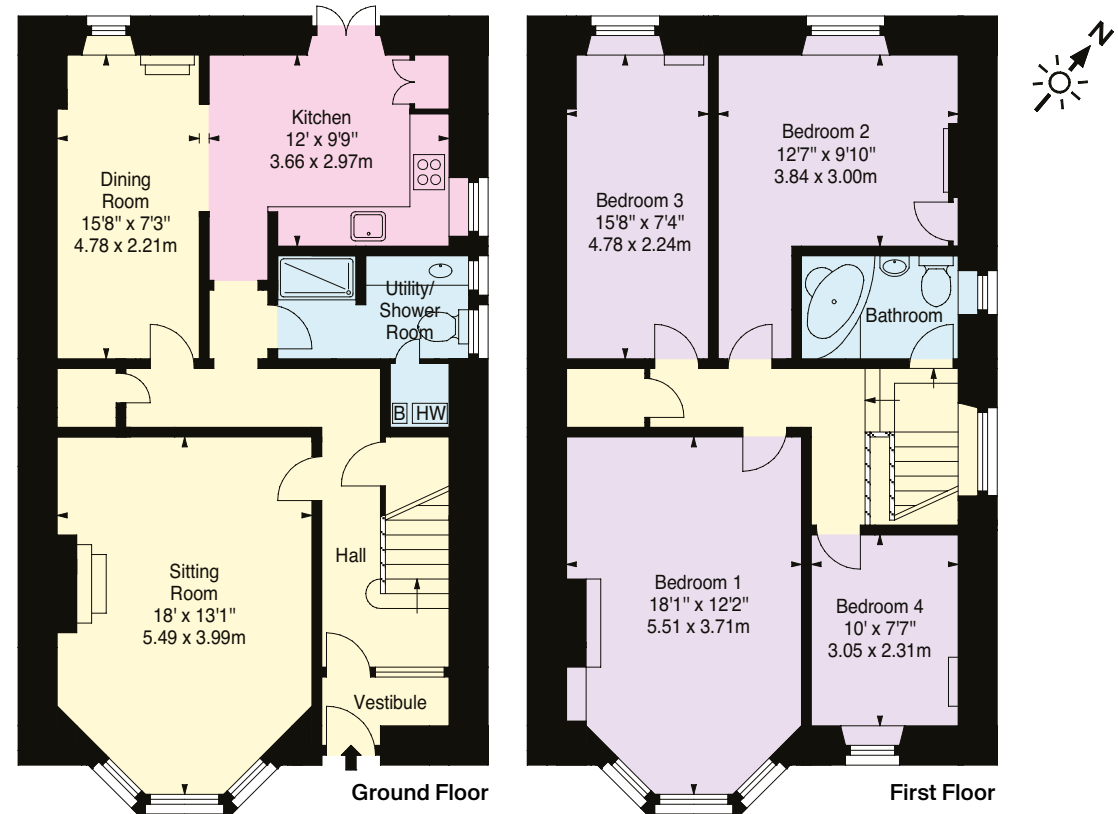
I would be delighted to tell you more

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Approximate Gross Internal Floor Area 1433 Sq Ft - 133.13 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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