

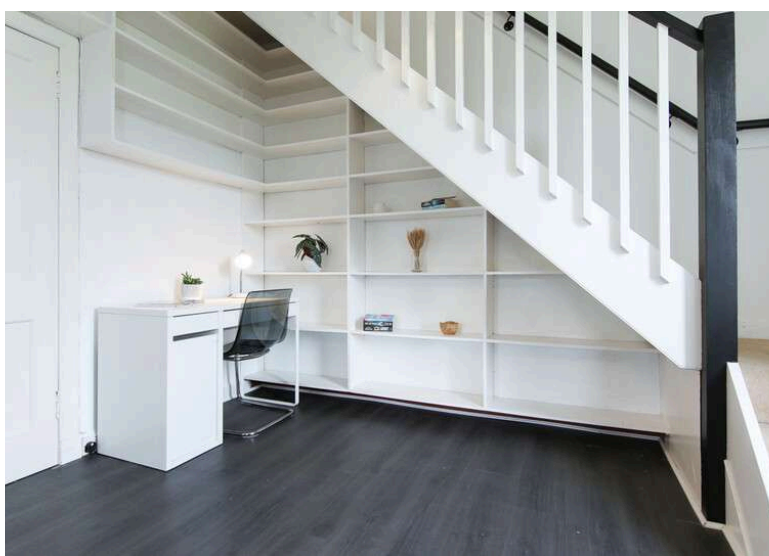


11 Seaforth Drive  
Blackhall, Edinburgh, EH4 2BZ



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# 11

## Seaforth Drive

Immaculately presented four bed semi detached family home with extensive mature garden in the popular Blackhall area of Edinburgh.

- Entrance vestibule with useful storage cupboard
- Bright sitting room with bay window and log burner
- Generously proportioned dining room with access to the kitchen
- Modern fully fitted kitchen with direct access to rear garden
- Open plan study/office space
- Principal bedroom with en-suite WC
- Two further generous double bedrooms
- Further bedroom
- Three piece suite family bathroom
- Detached garage
- Extensive private rear garden

Fixed Price: £650,000

Home Report: £650,000

EPC Rating: D

Council Tax: G

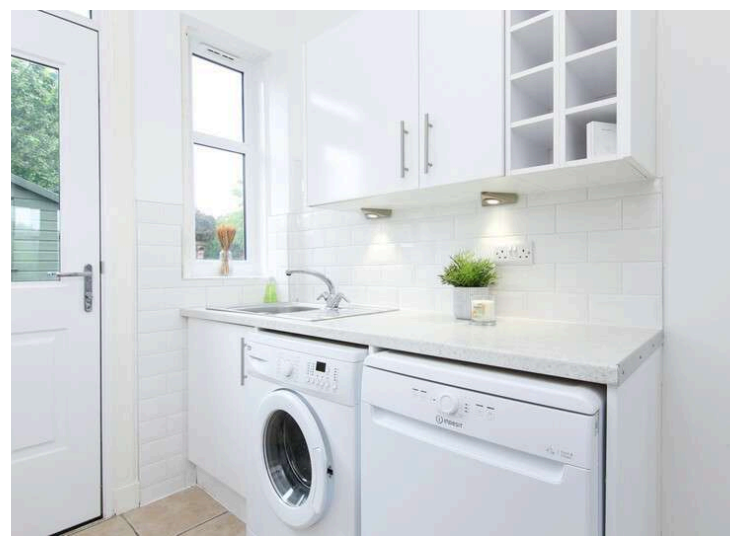
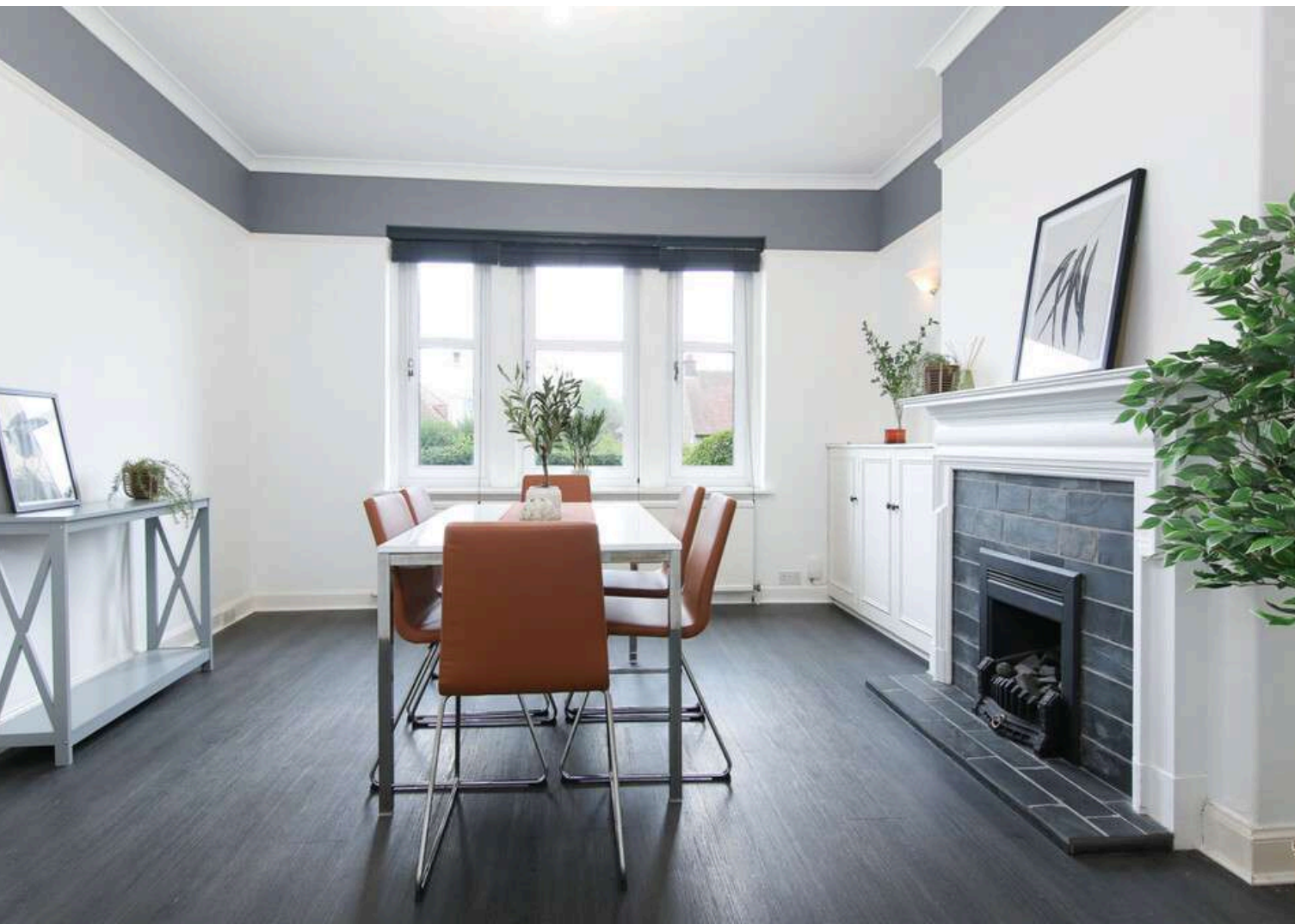
Tenure: Freehold

Superb, traditional semi detached four bed extended bungalow with flexible family accommodation situated on a quiet residential street in the popular Blackhall area, close to the West End.

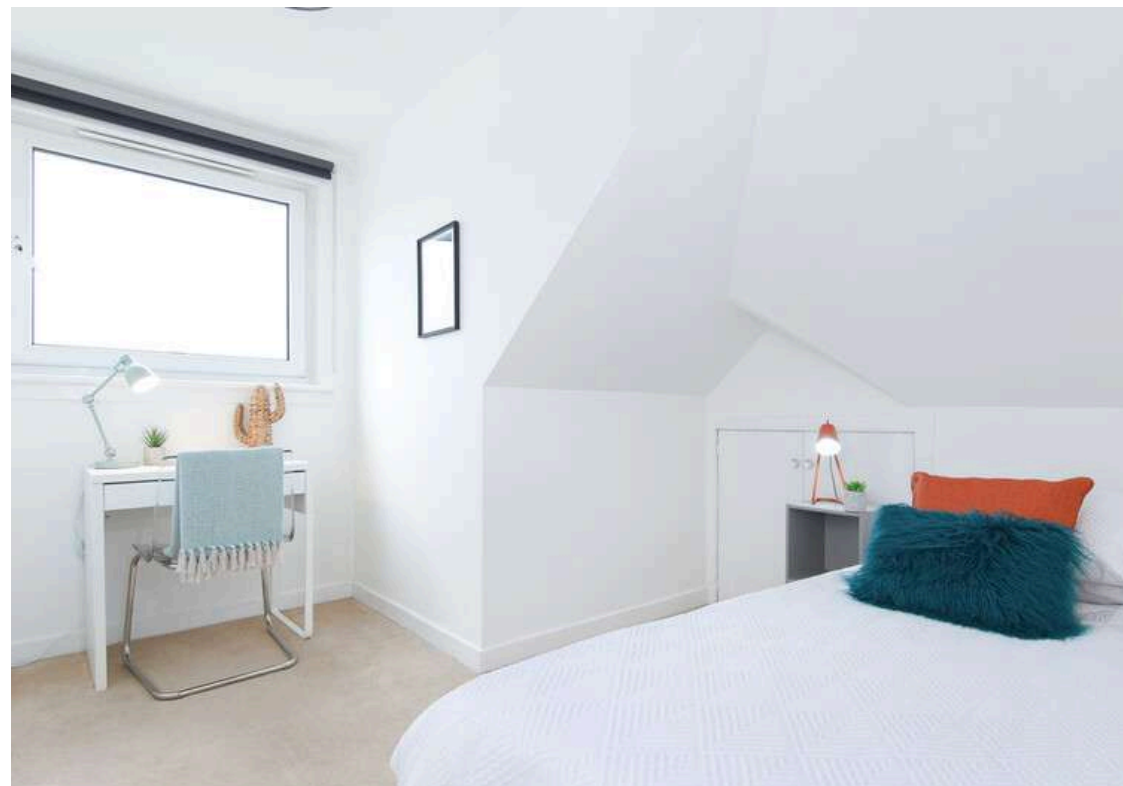
Internally, the property extends over two floors and enjoys an abundance of natural light that flows throughout the property. A welcoming hallway leads to a bright sitting room which boasts triple windows and a log burner. The generous dining room features a handsome fireplace with gas fire and provides direct access into the modern, fully fitted kitchen with integrated appliances. There is a generous double bedroom with fitted wardrobes and views out to the garden, and a contemporary three-piece bathroom, and a versatile study/office space with fitted shelving accessed of the sitting room completes the ground floor and has stairs ascending to the upper landing.

Upstairs, there is a principal bedroom with en-suite WC and two further bedrooms, all offering fantastic views over the city. Superb additional storage is provided by the large eaves space accessed off the upper landing and principal bedroom. The home features large, established corner gardens with large lawn areas and a variety of mature trees and planted borders. There is a large detached garage with vehicle access from a private lane. The property further benefits from double glazing and gas central heating controlled by a smart Hive App.

Extras: all fitted floor coverings and carpets, blinds and curtains, light fittings, hob, oven, washing machine and dishwasher are all included in the sale.





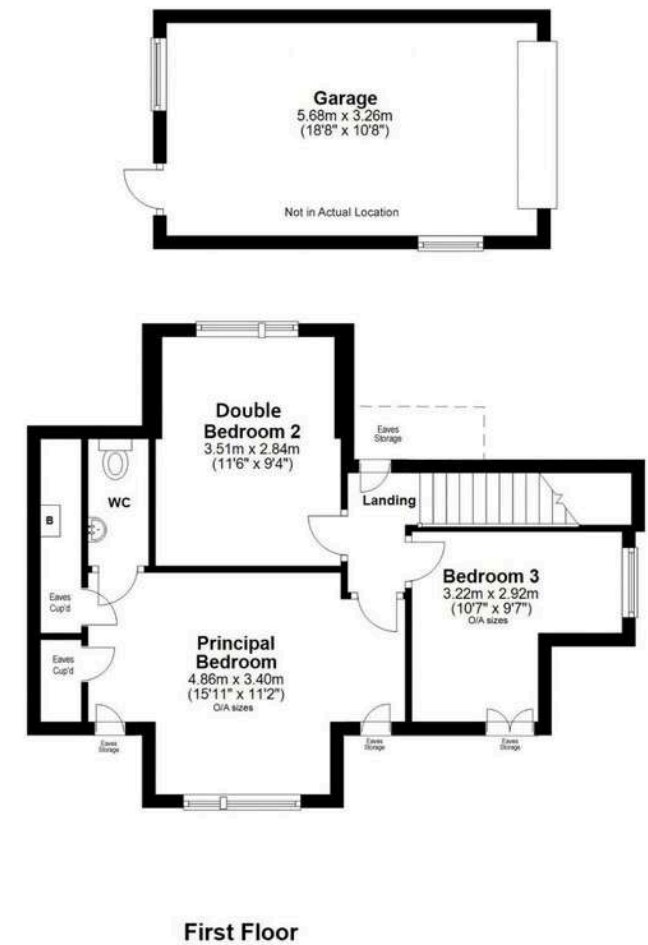








Blackhall is a popular residential area a few miles to the north west of the city centre. The area has a range of excellent local amenities at Craighleith Retail Park, in addition to good local shops at Davidson's Mains. Corstorphine Hill is nearby and offers lovely walks, as are Blackhall Lawn Tennis Club and Blackhall Library. This area has excellent bus routes into the city centre and the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, the Queensferry Crossing and central motorway network. Excellent schools in both the state and private sectors are easily accessible.



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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 2627 E: [property@vmh.co.uk](mailto:property@vmh.co.uk)

DX: 552210, Edinburgh 68

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