



27 Seaforth Drive
Edinburgh, EH4 2BZ

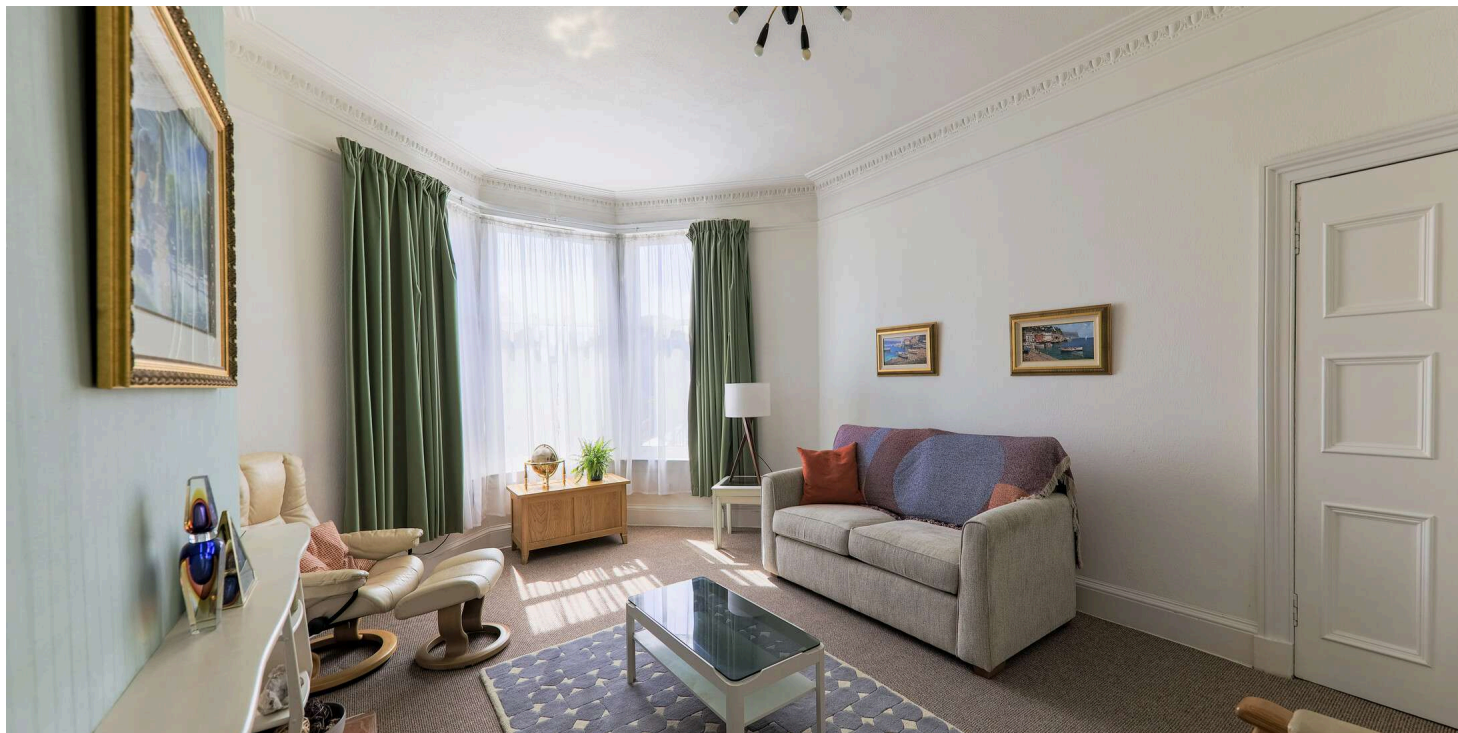
Entrance Vestibule & Hallway
Lounge
Dining Room
Fitted Kitchen
Conservatory
3 Double Bedrooms
Family Bathroom
Gas Central Heating & Double Glazing Throughout
Private Front & Rear Gardens
EPC: E
Council Tax Band: F

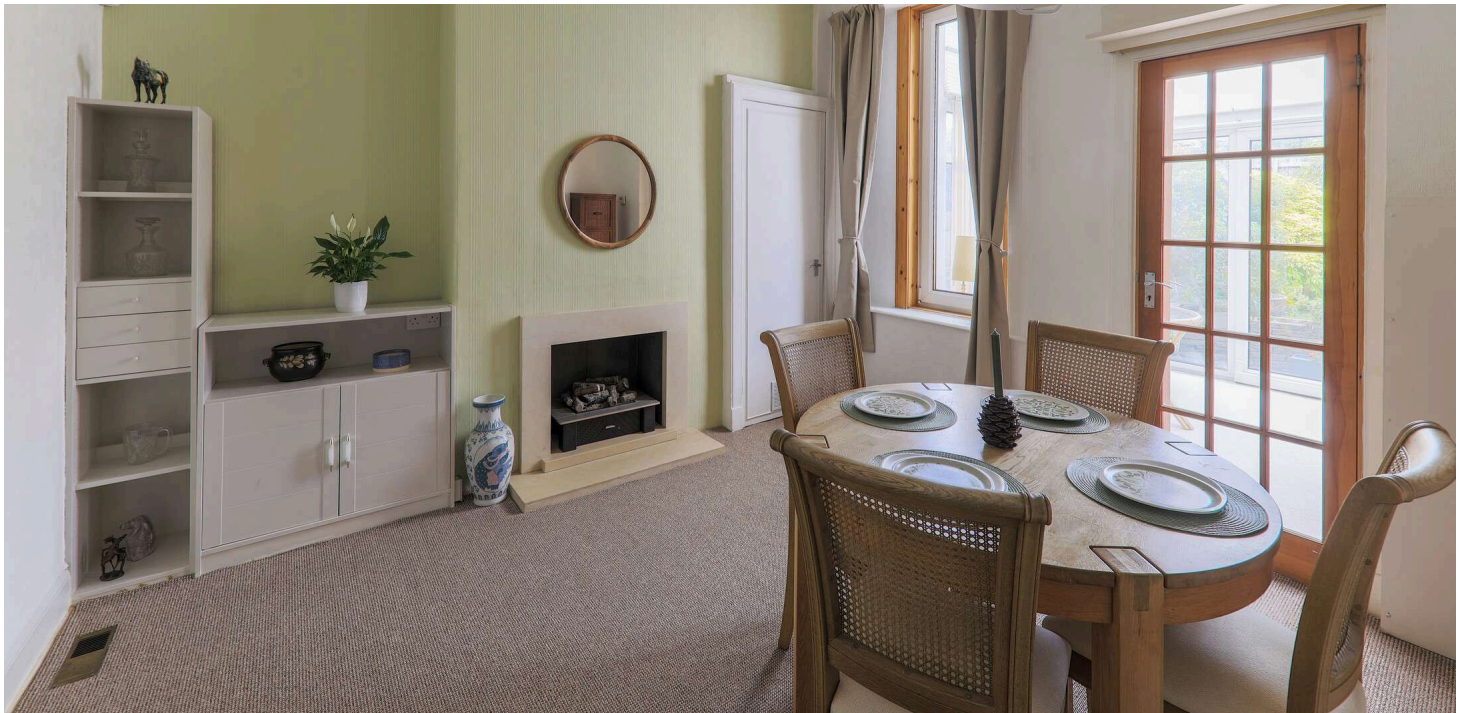
A well-presented traditional terraced house quietly situated in the sought-after district of Blackhall, offering excellent flexible family accommodation with three bedrooms and three reception rooms over two floors. Benefitting from beautiful private gardens, fantastic views and plenty of excellent local amenities nearby, the property has been a much loved family home for over 50 years and now offers new owners the potential to create the home of their dreams.

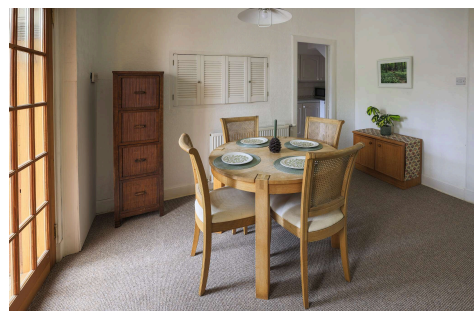
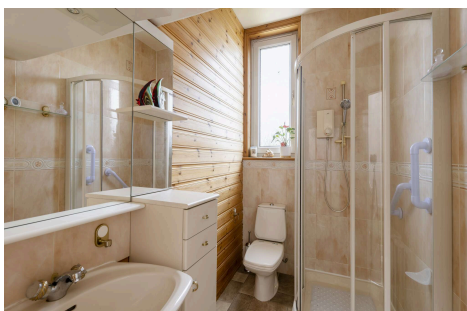
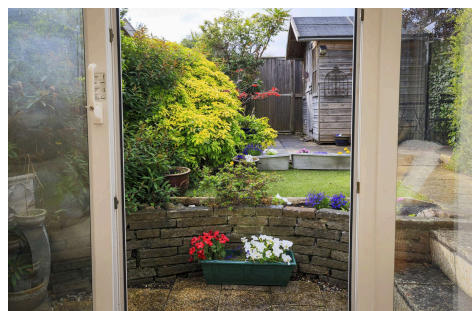
Accessed through its own main door, the property comprises; welcoming entrance vestibule and hallway, generously proportioned bay-windowed lounge with attractive living-flame fireplace, ornate cornicing and press cupboard, dining room of good size also with fireplace and press cupboard, and a pass-through into the fitted kitchen which hosts further under-stair storage, base and wall-mounted units and appliances including electric oven, induction hob, dish washer, washing machine. There is also a rear door providing access into the back garden. Also to the rear is a naturally bright and warm conservatory. A carpeted staircase leads up to the landing which is lit by the cupola overhead, and also boasts a large walk-in cupboard which currently included a freezer. Other owners in the street have turned this room into an additional shower room. The spacious master bedroom benefits from fitted storage units and double window providing excellent views of Arthur's Seat and Edinburgh Castle in the winter months. The second double bedroom also boasts a decent floor-space and generous storage, and the third double bedroom would also make a great home office. Finishing the accommodation is the contemporary family bathroom consisting of a shower suite, wash basin and WC. Gas central heating and double glazing throughout ensure a comfortable living environment all year round.

Externally, the property benefits from an attractive front garden, and a beautifully-presented, low-maintenance rear garden with a summer house, storage shed, as well as astroturf and patio areas to enjoy the sun. Ample on-street parking is available to the front.

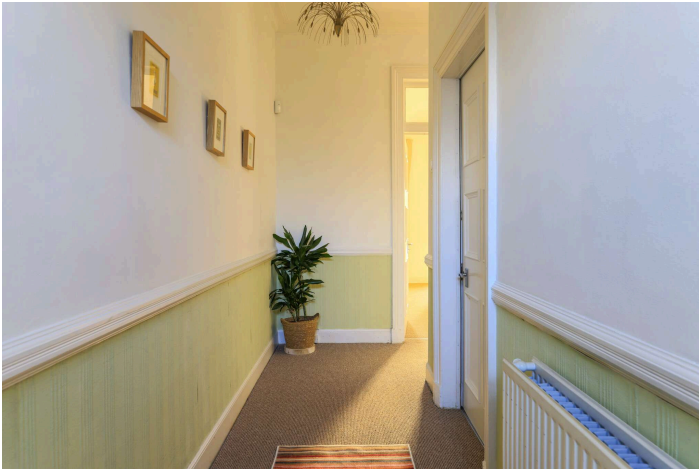
The prestigious district of Blackhall lies north-west of the City Centre and is well placed for the commuter with ease of access to the City Bypass, national motorway network, Forth Road Bridge, Haymarket Train Station and Edinburgh International Airport. Bus services also provide quick and frequent access to the city centre and surrounding areas. Excellent shopping facilities are close at hand, with a variety of local retailers, banks and post office, together with larger high street names located at the nearby Craighleith Retail Park, Stockbridge and Comely Bank. The Royal Botanic Gardens, Inverleith Park and Cramond foreshore provide local picturesque walks and the vast array of the city's galleries; museums, theatres and cinemas are but a short journey away. Blackhall Primary School and The Royal High School are within the school catchment area and the property is also convenient for many of Edinburgh's highly regarded private schools.

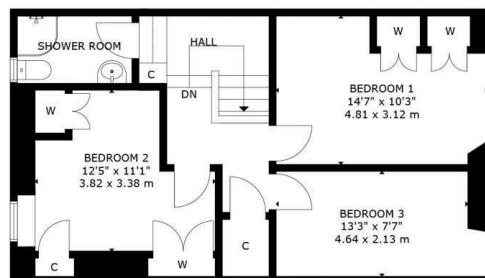




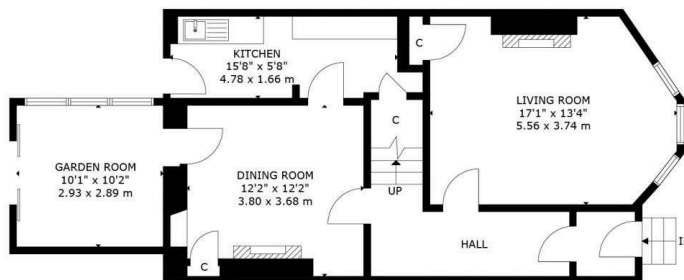
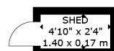
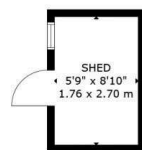








FIRST FLOOR



GROUND FLOOR

27 SEAFORTH DRIVE EH4 2BZ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 1,305 SQ FT / 122 SQ M
SHED 63 SQ FT / 6 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS

7a Dundas Street
Edinburgh EH3 6QG
Telephone: 0131-225 4082
Fax: 0131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk

