

# 15 Seaforth Drive

BLACKHALL, EDINBURGH, EH4 2BZ



*This extended four-bedroom end-terraced house is presented to the market in lovely condition and it has retained a wealth of period features*



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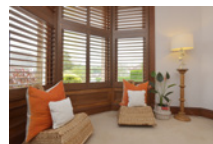


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McEwan Fraser is delighted to present this extended four-bedroom end-terraced house to the market. The property is presented to the market in lovely condition and it has retained a wealth of period features. Over recent years the owners have extensively overhauled the property inside and out creating a picture-perfect family home in one of Edinburgh's most sought-after residential areas.

# THE LIVING ROOM



Ground floor accommodation is focused on a stunning bay-fronted living room with a replacement sash window, plantation shutter, feature fireplace, and traditional cornice. There is plenty of space for a variety of different furniture arrangements giving a new owner the flexibility to create their ideal entertaining space. The second ground-floor public room is utilised as an additional sitting room currently but has at various times been a formal dining room, a study, and a fifth bedroom.

# THE SITTING ROOM



# THE KITCHEN



The kitchen is a practical family kitchen with a good range of based and wall-mounted units set against a tiled splashback. There is ample prep and storage space, an integrated 5-ring gas hob, an electric double oven, a pantry, and space for further freestanding appliances. A double door from the kitchen opens into the rear sunroom that offers a wonderful dining area and has bi-fold doors opening to the rear garden.



# THE SUN ROOM





Climbing the stairs, the first-floor landing gives access to all four bedrooms and the bathroom. Bedroom one is the obvious master and enjoys similar proportions to the main living room. There are plenty of original period features and ample space for a full suite of freestanding bedroom furniture. Bedrooms two and three are double bedrooms that overlook the rear garden. Bedroom four is a large single adjacent to bedroom one that would make a fantastic nursery or home office.

The bathroom is partially tiled and boasts a white three-piece suite with a shower over the bath. There is an additional WC on the ground floor.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2





# BEDROOM 3

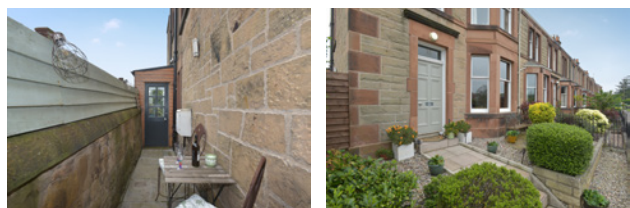


# BEDROOM 4



Externally, the rear garden boasts a westerly aspect and will catch the evening sun in the summer months. Private and mature, it is an ideal size for young families giving plenty of usable space without excessive maintenance requirements. The front garden has been extensively landscaped and is boarded by a mature hedge and iron railings.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

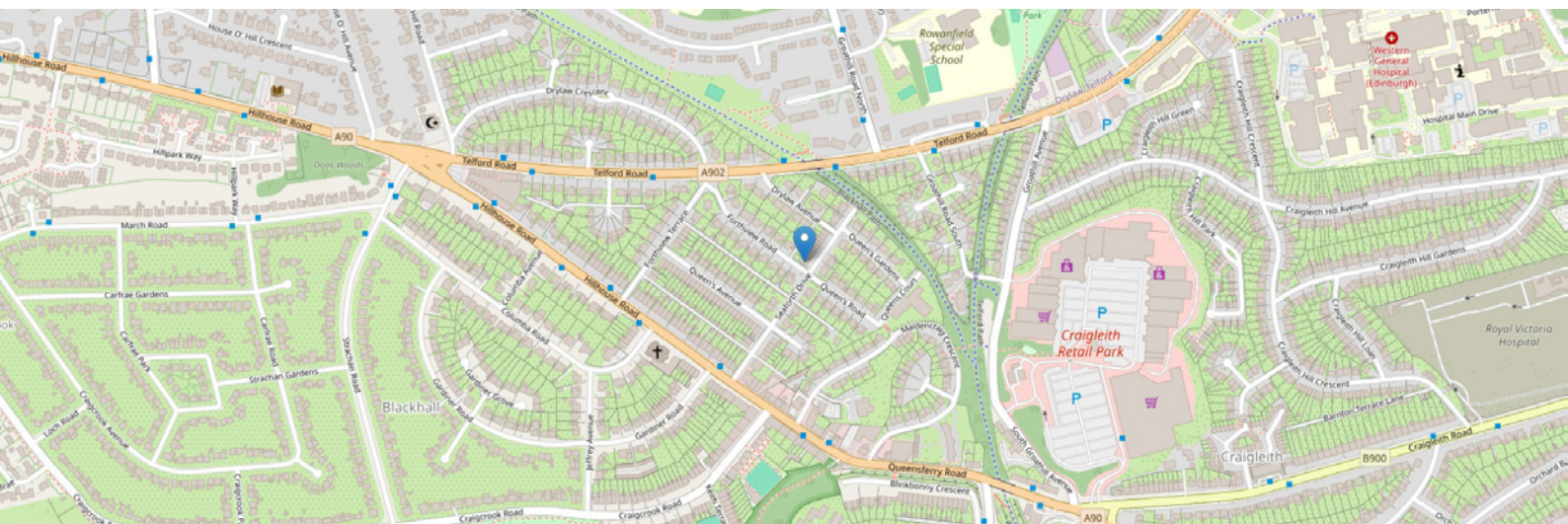


Approximate Dimensions  
(Taken from the widest point)

Living Room	5.41m (17'9") x 4.06m (13'4")
Sitting Room	4.78m (15'8") x 2.18m (7'2")
Kitchen	4.79m (15'9") x 3.60m (11'10")
Pantry	1.75m (5'9") x 1.63m (5'4")
Sun Room	4.07m (13'4") x 2.23m (7'4")

WC	2.02m (6'7") x 0.97m (3'2")
Bedroom 1	5.46m (17'11") x 3.50m (11'6")
Bedroom 2	4.78m (15'8") x 3.81m (12'6")
Bedroom 3	4.78m (15'8") x 2.20m (7'3")
Bedroom 4	3.06m (10') x 2.51m (8'3")
Bathroom	2.56m (8'5") x 1.54m (5'1")

Gross internal floor area (m<sup>2</sup>): 150m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Many would consider Blackhall to be one of Edinburgh's best residential districts. The area is of mixed residential construction with properties dating as far back as the turn of the 19th century. The area enjoys easy access to the city centre and west end with all the bars, restaurants, retail opportunities and cultural hubs that those areas are famous for. Nearby Craighleith Shopping Park offers a range of high-street stores including a Marks and Spencer and a Sainsbury's supermarket. Blackhall itself offers a range of quality independent outlets including cafes, services, pubs, shops, takeaways, restaurants and a wonderful library. The area is renowned for its excellent schools including Blackhall Primary and The Royal High (both state schools), and the private Mary Erskine and Stewarts Melville.





For those who prefer their recreational facilities to be in the open air, there is a variety of fascinating almost country-like walks through unvisited parts of the city using Edinburgh's old railway lines or along the Water of Leith or the Cramond Shore. The property is also well positioned for Ravelston and Murrayfield golf courses are both close by and the Murrayfield Sports stadium offers a wealth of activities and sports clubs. The area is well-positioned for commuting to the city centre, the nearby Edinburgh Airport and the motorway network.



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