



# The Poplar

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HILLSIDE ROAD

South Queensferry, Edinburgh, EH30 9TL





## The Poplar

Enjoying an elevated setting on Hillside Road, the Poplar house type offers spacious mid-century accommodation with upgraded, modern interiors. The double-storey, semi-detached house is an ideal home for young families, or those looking to take their next step on the property ladder. Boasting 1160 square feet (108 sq.m) of light-filled accommodation, surrounded by established private gardens, it also offers the perfect location for those who enjoy the best of city and country living.

The upgraded interiors, practical accommodation and generous room proportions are found throughout the house. On offer is a vestibule and a large reception hall with storage, leading to a lovely open-plan living and dining room, with dual aspect windows and leafy views. The modern kitchen offers rear garden views and features built-in cupboards. A rear porch, accessed from either side of the garden, connects the kitchen to a utility room and a handy guest WC.

Upstairs, you will find two generous double bedrooms and a large single bedroom (which could also be used as a home office) all leading from a spacious landing with built-in storage space. Completing the home is an upgraded family bathroom, fitted with a three-piece-suite.

### THE REFURBISHMENT

The properties have all undergone modernisation, where the refurbishment include new wiring, new plastering and painting, new flooring, new boilers, as well as kitchen and bathroom upgrades or refits.

### THE GARDENS AND THE DEVELOPMENT

The Poplar boasts lovely established gardens to the front, side and rear of the property, where large trees, mature hedging, and lawns promise a tranquil setting for outdoor living, pets and keen gardeners! It also benefits from a sizeable garden storeroom, attached to the house.

The development itself is set in an area of outstanding natural beauty, forming part of the grounds of the historic A-Listed Craigiehall House. The private roads, communal garden maintenance, communal electricity, and building's insurance are all included in a factoring fee of around £23 per month, managed by Hacking & Paterson Management Services. The development offers delightful walks passing grazing sheep, woodlands, a pond, and the mighty River Almond, all on your doorstep!



### General Features

- Semi-detached house over 2 floors
- Modern, open-plan living
- Established private gardens & store room
- Double glazing and gas central heating
- Council Tax Band - D
- EPC Rating - D

### Accommodation Features

- Entrance vestibule
- Large hallway with storage
- Open plan living and dining room
- Modern kitchen
- 3 Bedrooms with storage
- Family bathroom
- Utility room and WC



1160 sq ft | 108 sq m



3 Bedrooms



1 Bathrooms

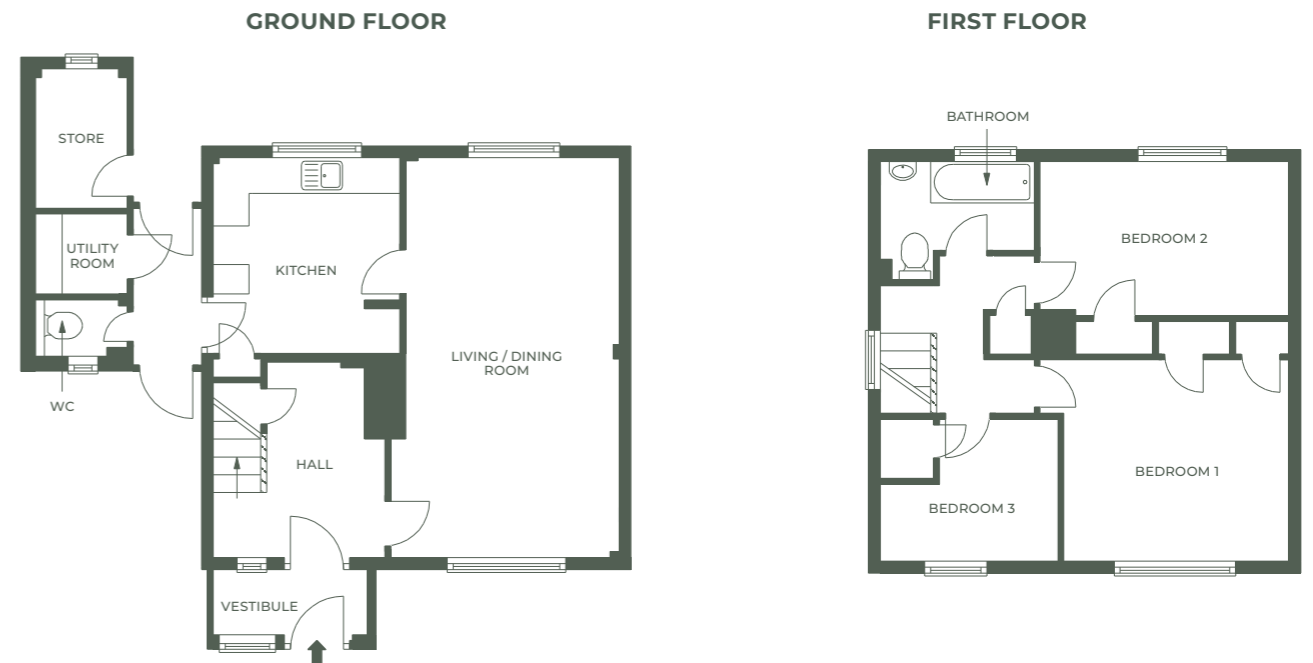


Public On-street





“Upgraded interiors, practical accommodation and generous room proportions are found throughout the house”



ROOM	METRIC	ROOM IMPERIAL
Living/Dining Room	6.53 x 3.71	21'5" x 12'2"
Kitchen	3.20 x 3.08	10'6" x 10'1"
Utility Room	1.48 x 1.25	4'10" x 4'1"
Store	1.48 x 2.14	4'10" x 7'0"
Hall	3.19 x 2.82	10'6" x 9'3"
Vestibule	2.51 x 1.12	8'3" x 3'8"
Bedroom 1	4.04 x 3.30	13'3" x 10'10"
Bedroom 2	4.03 x 2.53	13'3" x 8'4"
Bedroom 3	2.88 x 2.31	9'5" x 7'7"
Bathroom	2.50 x 1.94	8'2" x 6'4"
WC	1.38 x 0.92	4'6" x 3'0"
<b>Total Floor Area</b>	<b>108 m<sup>2</sup></b>	<b>1160 ft<sup>2</sup></b>

# Hillside Road

## SITE PLAN



## South Queensferry

EDINBURGH

Nestled next to the mighty River Almond, amongst open fields and dense woodlands, yet only a 15-minute commute to the heart of the capital, Craigiehall Meadows really does offer the perfect blend of country and city living. The sought-after and picturesque town of South Queensferry, only a 5-minute drive away, caters for all your daily needs against a spectacular backdrop of Scotland's iconic three bridges reaching over Firth of Forth.



Let us help you find your next **dream property.**

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### Get In Touch

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