



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2 Craigcrook Road,
Blackhall, Edinburgh, EH4 3NQ

2 Craigcrook Road

2 Craigcrook Road is a beautiful and bright terraced house ideally located in the heart of Blackhall. The property sits back from the main road with a private driveway and small patio seating area to the front.

The ground floor enjoys a large family sitting room to the front with a beautiful bay window inviting an abundance of natural morning light through the South facing outlook. The family room is a wonderful space for entertaining and relaxing in next to the ambient log burner.

Situated at the rear of the property is the homes spacious and well-appointed kitchen with a comfortable family room that provides access to the private garden. The dining room sits next to the kitchen and has sliding glass doors to create an open plan or separate area to the kitchen.

The kitchen enjoys all the modern luxuries to assist with easy family living. There is an island in with breakfast bar dining, fitted appliances including a large fridge/freezer, an electric oven, a dishwasher, a wine fridge and a gas hob.

Also on the ground floor is a shower room and two large storage cupboards.









Situated at the rear of the property is the homes spacious and well-appointed kitchen with a comfortable family room that provides access to the private garden.







The principal bedroom sits to the front of the property and has a lovely bay window which frames the morning light.





The top floor is beautifully complimented by a large sky light inviting a huge amount of natural light into the hallway. There are four good sized bedrooms and a large family bathroom off the landing. The principal bedroom sits to the front of the property and has a lovely bay window which frames the morning light.

Externally, the large private rear garden is a great space for playing, relaxing and entertaining. There is a raised patio area to the back as well as a summer house which would make for a great home office or gym area. To the front is a private driveway and a small patio area.

EPC – D | Council Tax – G
Home Report Value £765,000

Extras: To include all fitted floor coverings and integrated appliances.





Blackhall, Edinburgh

Craigcrook Road lies to the west of the city centre. Located in Blackhall you are within 10 minutes drive of Edinburgh's city centre as well as the city's business and financial centres. There are excellent local amenities within nearby Davidsons Mains and the Craigmile Retail Park offering a variety of stores.

There are many pleasant walks on Corstorphine Hill and along the Water of Leith. Murrayfield Stadium and Ice Rink, Edinburgh Zoo and numerous art galleries are all easily accessible. Several excellent golf courses including The Royal Burgess, Bruntsfield Links and Ravelston are also nearby.

There is easy access to Edinburgh International Airport and to the motorway networks to the West and North. Good bus services also run to and from the city centre and Haymarket Railway Station.



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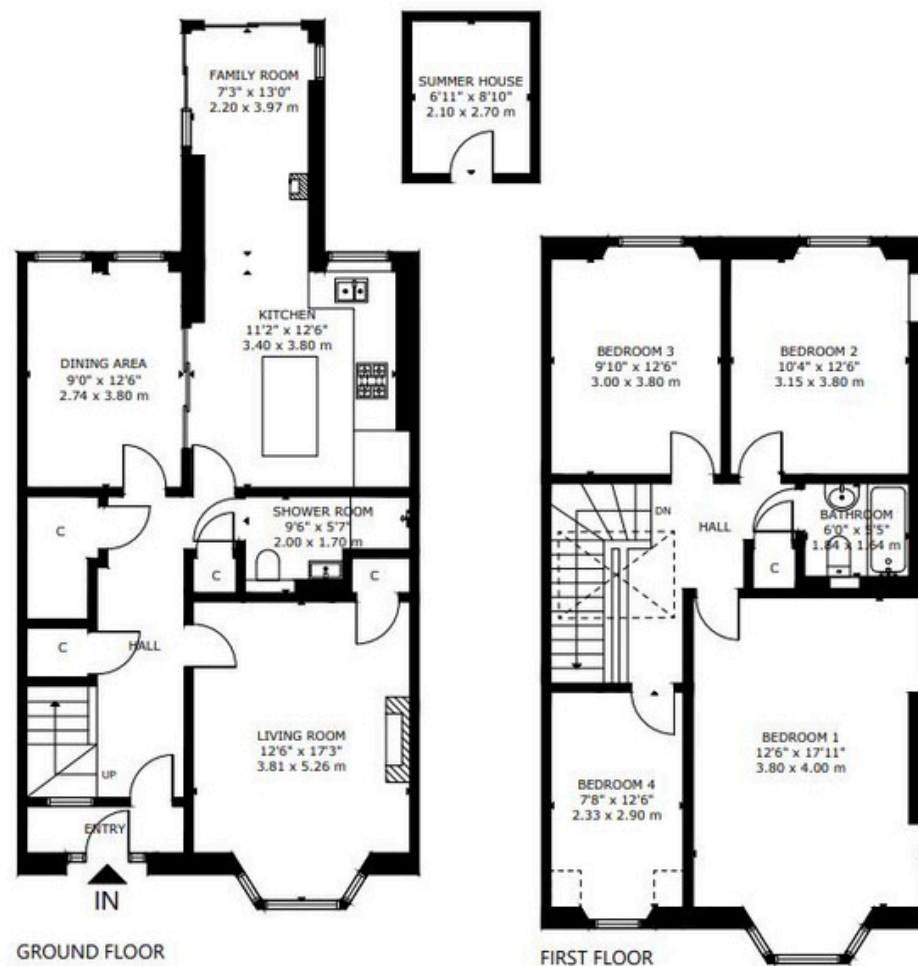
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that

all necessary Local Authority consents are available.



2 CRAIGCROOK ROAD, RAVELSTON, EDINBURGH, EH4 3NQ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 1,689 SQ FT / 157 SQ M
SUMMER HOUSE 61 SQ FT / 6 SQ M

All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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