

# The Holly

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RIVERSIDE ROAD

Craigiehall Meadows, Craigiehall, Edinburgh, EH30 9TP

# Riverside Road

## HOUSE TYPES

Welcome to The Holly - a beautiful detached family house that offers a perfect blend of mid-century proportions and extensively refurbished, contemporary interiors, all nestled within established wrap-around garden grounds, complete with a private drive and garage.

Each property now benefits from a new roof, new triple-glazed windows and doors, upgraded electrics, new or enhanced gas central heating systems, brand-new kitchens and bathrooms, new flooring, and full redecoration throughout – both inside and out.

THE YEWE

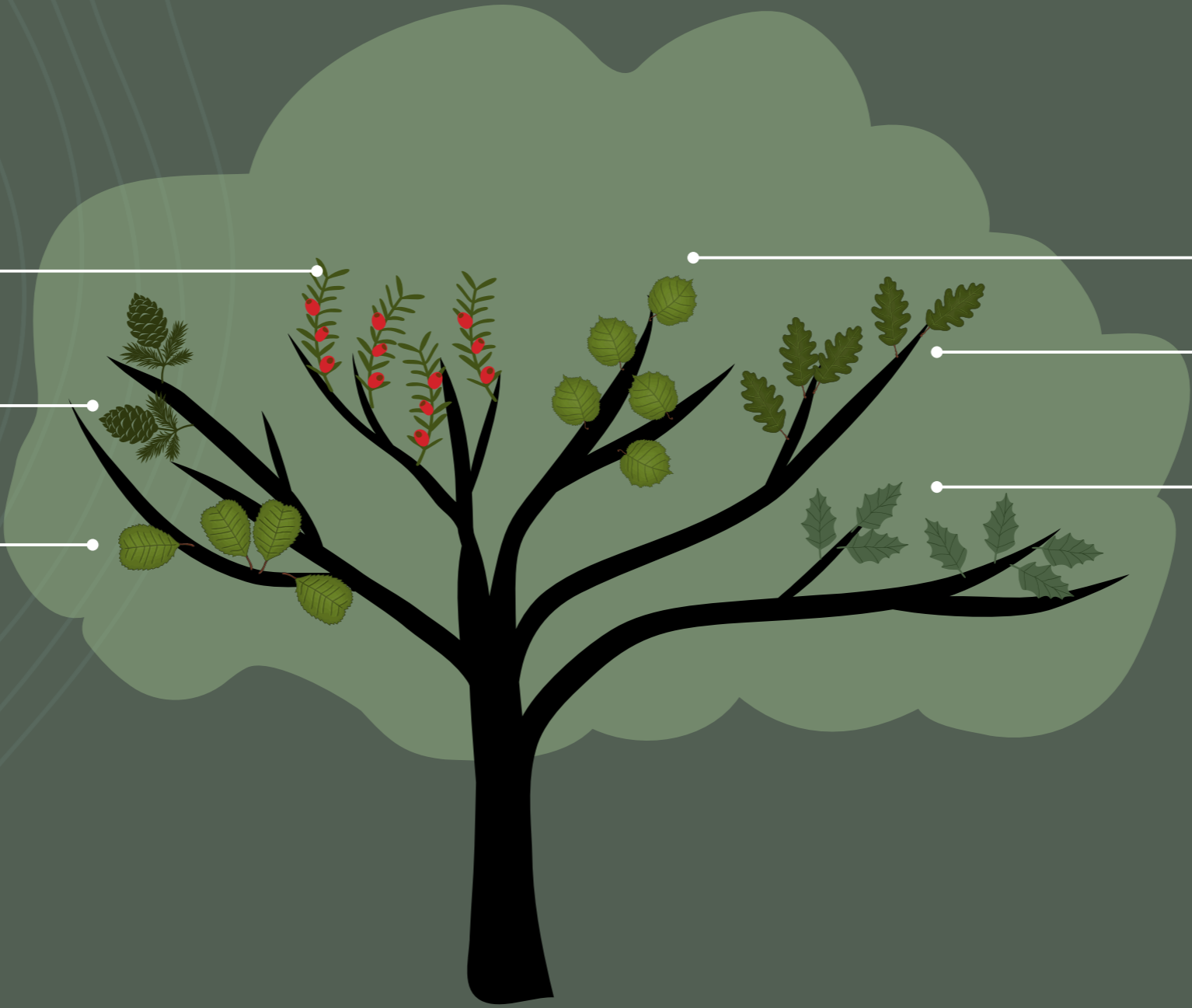
THE PINE

THE ALDER

THE HAZEL

THE OAK

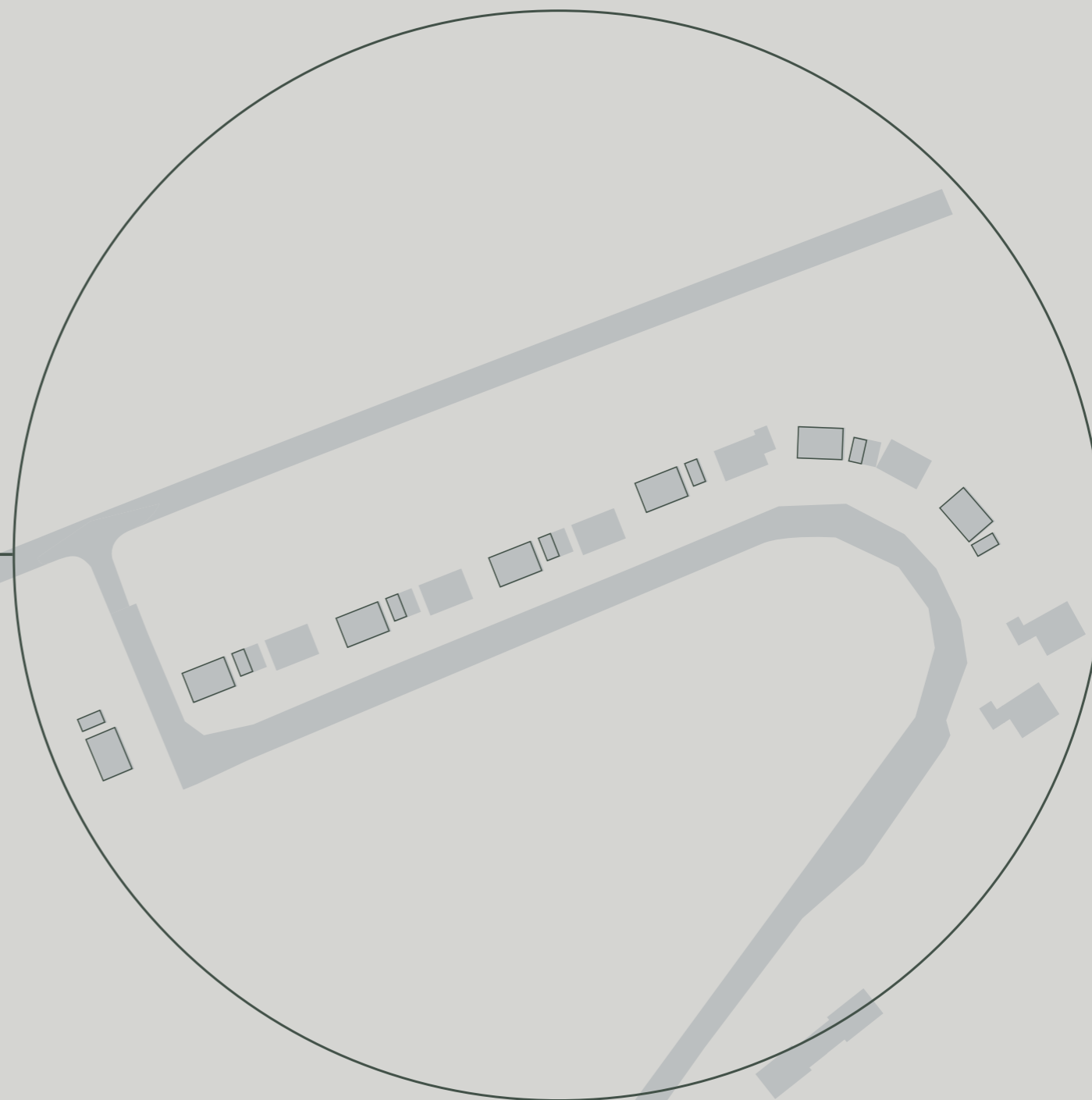
THE HOLLY

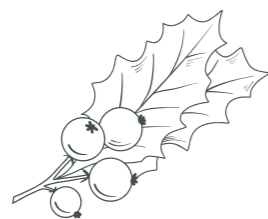




# The Holly

The Holly houses (including numbers 1, 2, 4, 6, 8, 10 and 12 Riverside Road) all feature spacious ground floor reception areas that connect directly to the garden, along with four double bedrooms on the first floor, a principal en-suite bathroom, and a separate family bathroom. Each house further benefits from a utility room leading from the kitchen, as well as a ground floor guest WC.





# The Holly

## GENERAL FEATURES:

Forming part of the acclaimed Craigiehall Meadows development  
Set in an area of outstanding natural beauty, close to the city centre  
Stylishly refurbished, 4-bedroom mid-century house, arranged over two floors  
Nestled in wrap-around private gardens with lovely surroundings  
Long, private driveway and single garage  
Triple-glazed windows and new roofing throughout  
Turn-key presentation with new flooring, electrics, heating, and décor

## ACCOMMODATION FEATURES:

Bright vestibule with tall glazed window  
Welcoming reception hallway with storage and guest WC  
Dual-aspect living room with French doors to the dining room  
Formal dining room with French doors leading to the garden  
Contemporary kitchen with integrated appliances and garden access  
Separate utility room with additional storage  
Four double bedrooms, including a spacious principal with en-suite bathroom  
Modern family bathroom with twin basins and shower over bath  
EPC Rating: D  
Council Tax Band: F



## Property Name

THE HOLLY, RIVERSIDE ROAD

## Location

EDINBURGH, EH30 9TP

## Approximate total area:

156.4 SQ. METRES (1683.5 SQ. FEET)

The floorplan is for illustrative purposes.  
All sizes are approximate.

- Ground Floor
- First Floor
- Garage



# Welcome to *The Holly*

a beautiful detached family house that offers a perfect blend of mid-century proportions and extensively refurbished, contemporary interiors, all nestled within established wrap-around garden grounds, complete with a private drive and garage.



# Welcoming

*reception hallway with storage and guest WC*



Entering the property via a bright vestibule, you are welcomed into a remarkably spacious reception hallway. Here, you get the first glimpse of the fabulous mid-century proportions, forming a backdrop to the tastefully upgraded interiors.

*Dual-aspect*  
**Living room**



*with French doors to the  
dining room*



The generous living room can be accessed from the hallway or the neighbouring dining room, making it ideal for entertaining and busy family life. Spanning the full depth of the house, the living room's dual-aspect windows further enhance the airy atmosphere.



Contemporary glass doors in oak frames allow the adjoining dining room to function as either an open-plan extension of the living area or a more private room. With ample space to seat eight or more guests and French doors opening onto the rear garden, the dining room is ideal for year-round dining and entertaining.

# Dining room

*with French doors leading to the garden*





# Contemporary kitchen

*with integrated appliances and garden access*



A contemporary kitchen with a separate utility room is found next door. Designed in a U-shape, the modern Shaker-style units offer outstanding storage and support a large, durable composite worktop - perfect for preparing both family meals and dinner party fare. Balancing form and function, the kitchen (with side garden access) comes equipped with neatly integrated appliances, including a fridge/freezer, dishwasher, eye-level microwave/grill oven, eye-level electric oven, induction hob and extractor hood, plus a handy built-in pantry cupboard. The adjoining utility room houses a discreet laundry area with additional storage and worktop space.

# Four *double bedrooms*





## *Spacious principal with en-suite bathroom*

Upstairs, a bright landing (with built-in storage and a hatch to the attic) leads to four double bedrooms and a family bathroom. The generous principal suite offers a relaxing retreat, with dual-aspect windows, built-in wardrobes and a modern en suite bathroom featuring a rainfall shower over the bath. Two of the remaining three bedrooms benefit from built-in storage, and all are fitted with stylish grey carpets.



# Bright vestibule

*with tall glazed window*



Completing The Holly is a sleek family bathroom, cleverly designed for busy mornings, with twin basins set into vanity storage and a bath with a shower over.



Externally, each house enjoys a sizeable wrap-around garden, bordered by mature trees and attractive landscaping.

The gardens are laid to lawn and ready to welcome green-fingered new owners.

A private drive leads to the single garage, with walkways linking it to both the kitchen and front door.

The Holly at Craigiehall Meadows is a factored development managed by Hacking & Paterson, at a cost of approximately £60 per month. The factoring fee covers the maintenance of communal areas, including private roads and lighting, as well as the upkeep of shared gardens, grounds and parking areas.



*wrap-around*  
**private gardens**

# South Queensferry

*An enticing combination of tranquil coastal living and easy city access*

Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, South Queensferry offers an enticing combination of tranquil coastal living and easy city access with services from Dalmeny Train Station taking you to the heart of Edinburgh in 20 minutes. The conservation area of South Queensferry boasts breath-taking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the Forth Bridge. A range of local amenities includes top-ranking restaurants, cafés, traditional pubs, and independent retailers. On the outskirts of town, you will find a major supermarket and well-known chain restaurants. The area caters well for schooling, from nursery to secondary level and provides a wealth of recreational facilities and scenic nature trails at Leuchold Woods, Dalmeny Park, the marina, or a stroll on the banks of the Forth. With its position close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh airport) is fast and convenient.



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