



The Alder

RIVERSIDE ROAD

Craigiehall Meadows, Craigiehall, Edinburgh, EH30 9TP

Riverside Road

HOUSE TYPES

The Alder house type forms part of the Riverside Road development at Craigiehall Meadows. Each of these modernist homes (circa 1960) has undergone an extensive refurbishment, resulting in stylish modern properties offered in truly turnkey condition.

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

THE YEWE

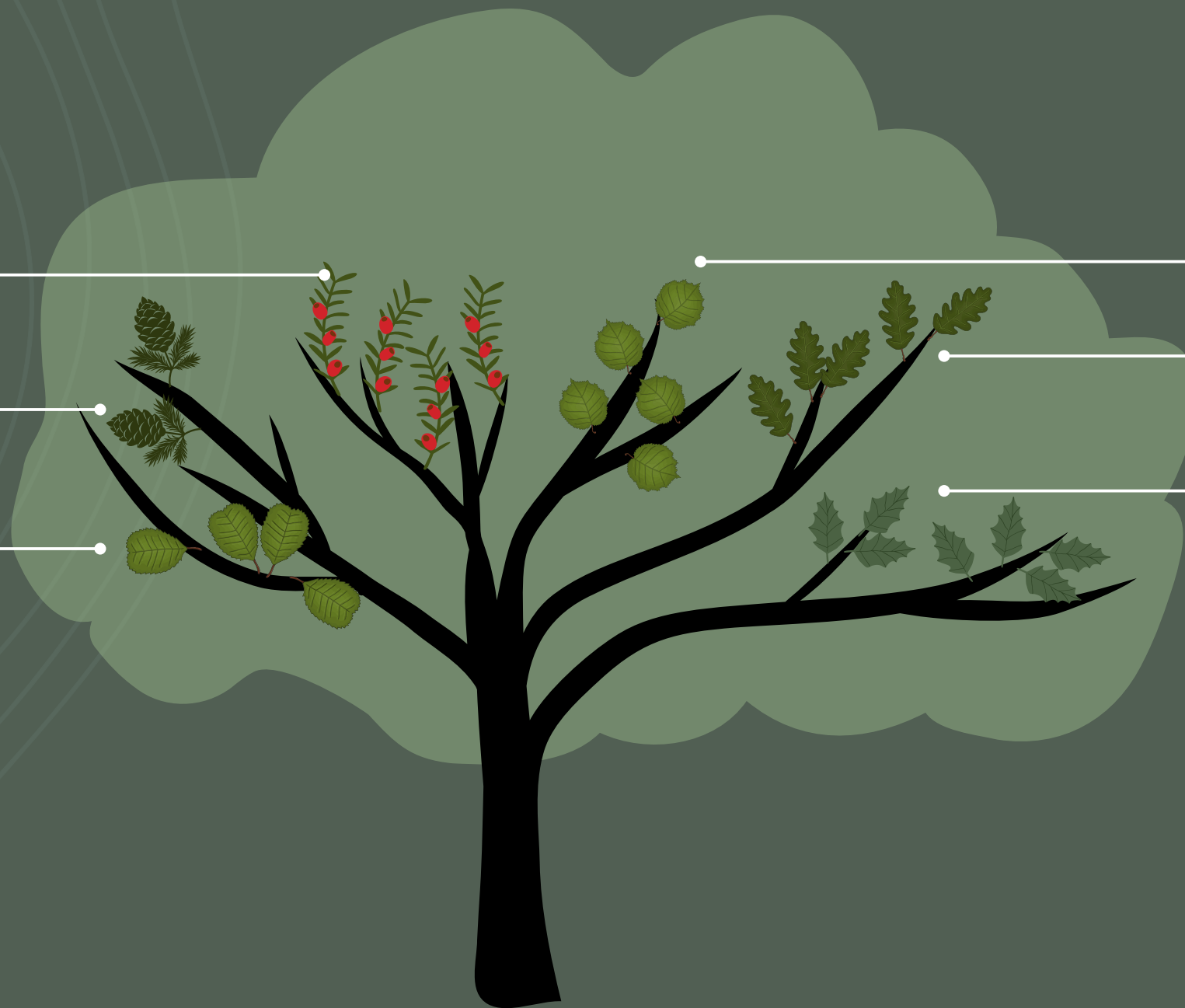
THE PINE

THE ALDER

THE HAZEL

THE OAK

THE HOLLY





The Alder

The Alder homes (numbers 16, 17, 18 and 19 Riverside Road) all enjoy an elevated position with amazing front and rear views of rolling countryside, making it hard to believe that you can be in the city centre in less than 20 minutes. The large gardens and mature trees surrounding it offers privacy and a sense of seclusion. A short stroll takes you to the Grotto Bridge, where the mighty Almond River snakes through ancient woodlands - ideal for tranquil walks for the whole family.





The Alder

GENERAL FEATURES:

Forming part of the acclaimed Craigiehall Meadows development
Set in an area of outstanding natural beauty, close to the city centre
Elevated position with breathtaking front and rear views
Stylish and spacious 5-bedroom mid-century house, arranged over two floors
Nestled in wrap-around private gardens with established trees
Private driveway and single garage
Completely refurbished, including triple-glazed windows and new roof
Turn-key presentation with new flooring, electrics, heating, and décor

ACCOMMODATION FEATURES:

Large reception hallway with storage and guest WC
Elegant living room with front garden views
Contemporary kitchen with integrated appliances
Magnificent dining room semi-open plan to the Kitchen
Separate utility room and additional storage space
Ground floor double bedroom/home office with French doors to the garden
Four double bedrooms on the first floor, including a principal with en-suite
Modern three-piece family bathroom with and shower over bath
EPC Rating: D
Council Tax Band: F



Property Name

THE ALDER, RIVERSIDE ROAD

Location

EDINBURGH, EH30 9TP

Approximate total area:

165 SQ. METRES (1776.9 SQ. FEET)

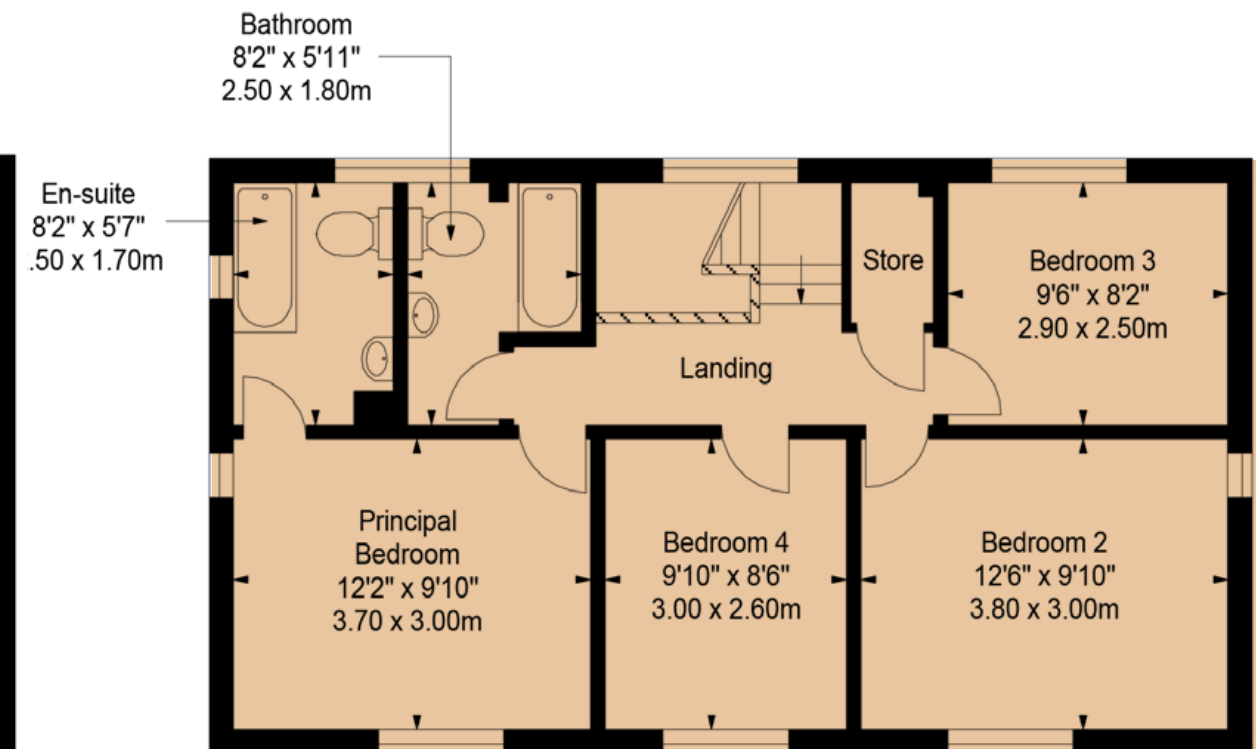
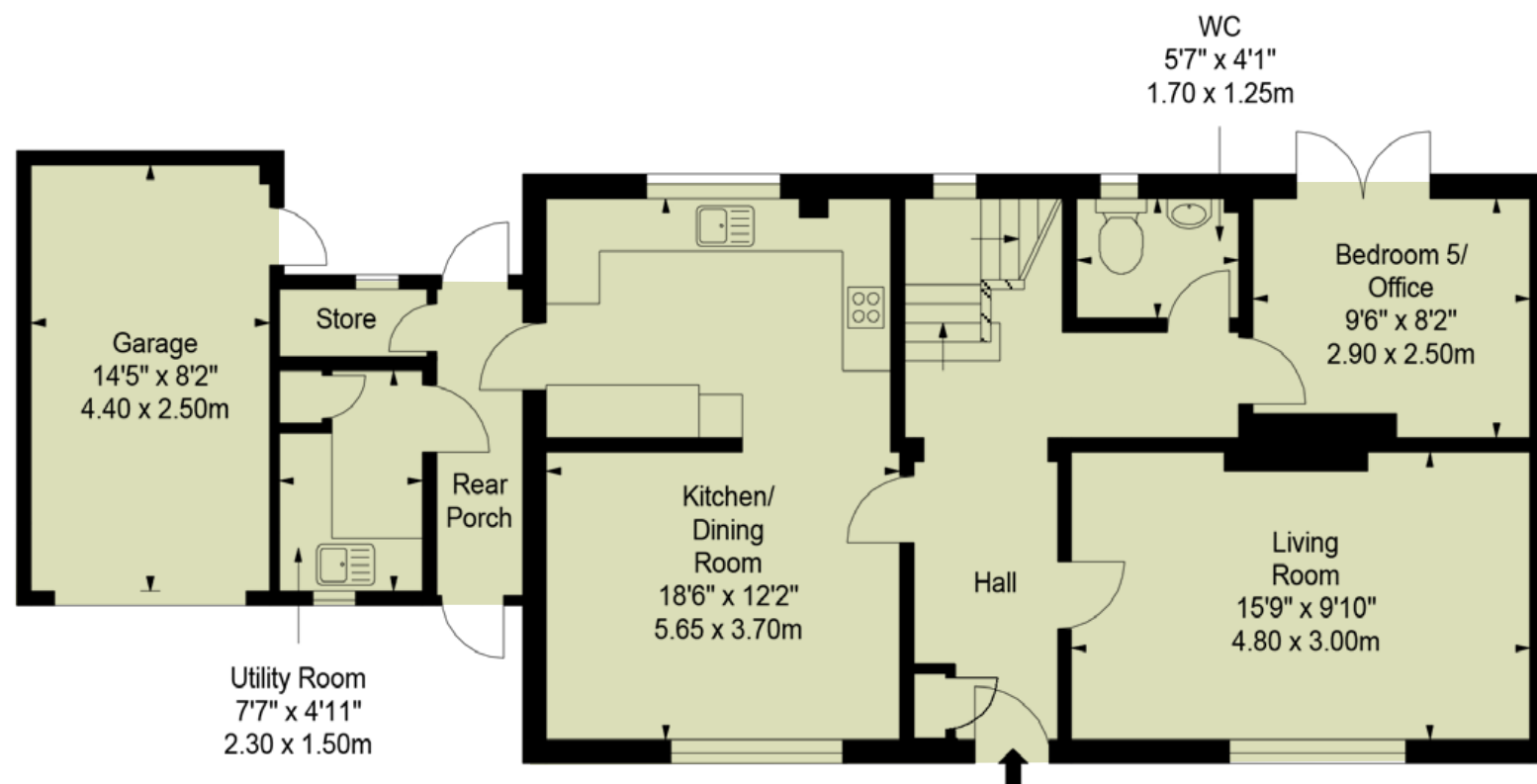
The floorplan is for illustrative purposes.
All sizes are approximate.



Ground Floor



First Floor



Welcome to *The Alder*

A beautifully refurbished and spacious 5-bedroom detached family home offering a wonderful open flow of reception spaces. The double-storey house harmoniously blends classic mid-century proportions and contemporary design within its refurbished walls. Set in established, private garden grounds and benefitting from a private driveway and single garage, this house offers flexible, well-balanced living in an idyllic, leafy setting.





Spacious

central L-shaped hallway



Stepping into The Alder, you are welcomed into a spacious central L-shaped hallway that immediately introduces the home's impressive scale and refined interior upgrades.

Living room

overlooking the garden

To the front of the house lies a generous living room overlooking the garden - an elegant space for relaxation or entertaining, with clean lines, a large picture window, and ample room for flexible seating.



The heart of this home



Open plan dining room and contemporary kitchen

On the other side of the hallway awaits the heart of this home - a fabulous dining room semi-open plan to the contemporary kitchen, spanning the full depth of the house.

The kitchen is designed with sleek contemporary units, topped by durable composite worktops, and neatly hiding an impressive range of integrated appliances. These include: an eye-level oven, microwave/grill oven, induction hob, fridge/freezer and dishwasher. From here, side access leads to an internal hallway, leading to a utility room, and further storage space with garden access, ideal for managing muddy boots, pets or sports gear.





The bedrooms

five double bedrooms

Also located on the ground floor is a fifth bedroom or home office with French doors leading to the garden, ideal for flexible family living, and a stylish guest WC. Under-stair storage completes the ground floor accommodation.



Four double bedrooms on the first-floor

Brightly lit stairs curve to a light-filled landing, which in turn leads to four generously proportioned double bedrooms and two modern bathrooms, all arranged with careful consideration for space, light, and storage.



*The principal bedroom is
a luxurious retreat*

The principal bedroom is a luxurious retreat with delightful, far-reaching views and a stylish en-suite bathroom. The remaining Three Bedrooms upstairs are all double in size and finished with soft grey carpets and a cohesive, neutral palette.



Modern family bathroom *with shower over bath*



The accommodation is completed by a well-appointed family bathroom, which includes a bath with overhead shower and a matching WC-suite with the basin set into a wall-hung vanity unit. A further large linen cupboard is accessed from the landing, providing yet more practical storage.



Externally, each house enjoys a sizeable garden, bordered by mature trees and offering lovely views over the countryside. 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 the house.

The Alder at Craighall 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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