



81 March Road, Edinburgh, EH4 3PR

Description

Attractive semi bungalow which is well presented with clean, fresh décor and has scope to extend into the loft. It has a great location, lovely garden at the rear, mono-blocked multi-vehicle driveway and single garage.

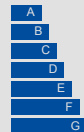
For anyone looking for a house in this area of the city, this will most certainly tick all your boxes, whilst also having other positives up its sleeve! The house is at the Craigcrook Road end of March Road (which is a quiet street) so it is within walking distance of Blackhall Primary School and the Royal High School, which will be a distinct plus for those with school aged children. You have easy access to Davidsons Mains and Blackhall and with Queensferry Road close by, your route into and out of the city is simple. You can also cut over towards Murrayfield and Corstorphine Road. The house has been extended and well maintained over the past twenty years. The house has gas central heating and it is double glazed. Externally the house has been maintained too, with a considerable amount of re-harling having been undertaken. There is an attractive enclosed rear garden giving a very green space to relax or play in, as well as having productive fruit trees – there's a greenhouse and a shed. The front garden and driveway to the garage has been mono-blocked and the area can hold four cars. For those who like to stretch their legs or who have a dog to walk, Corstorphine Hill is close by and for golfers Ravelston Golf club is almost on the doorstep.



VIEWING DETAILS

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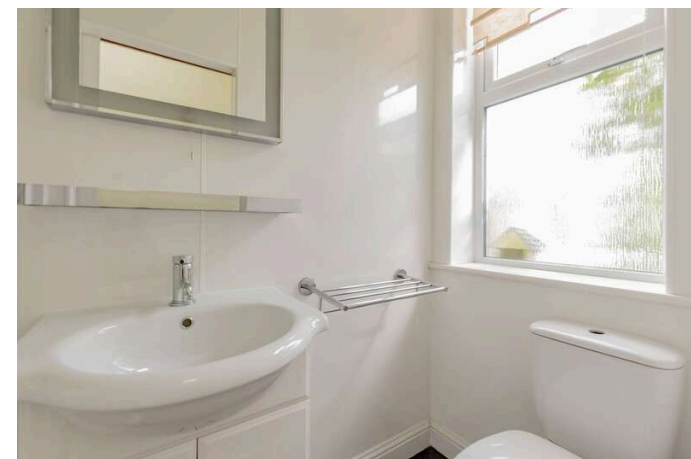
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The accommodation comprises:

- Vestibule
- Entrance hall with hatch with Ramsay ladder to the loft, which is partly floored and it would easily lend itself to the creation of an additional two bedrooms (the various local authority permissions would have to be sought however)
- Generous lounge to the back of the house with the Kitchen and the Conservatory leading off it. There is a gas coal effect fire set in a wooden mantle and a marble hearth. A traditional cupboard with attractive glass panelled doors on the upper half is set into one wall.
- Good sized kitchen fitted with a range of wall and base mounted unis, worktops with splashbacks, appliances including washing machine, cooker, dishwasher, SMEG fridge freezer plus an additional freezer fitted in under the worktop.
- The conservatory was essentially the room that was most used for 'living'. It could occupy a variety of uses from dining to sitting to a kids playroom, or indeed a home office. It feels like it brings the garden into the house and it is not overlooked by neighbours.
- Good sized rear facing bedroom, which was an addition to the house and also has a smart ensuite shower room
- Further double bedroom with built-in wardrobes
- Generous bay windowed double bedroom, which would formerly have been used as the sitting room. There is a gas flame effect fire, once again with wooden mantle and marble plinth.
- Family Bathroom with quality fittings and finishes, here you have a three piece off white suite with a jacuzzi bath at one end of which is a shower unit. The walls are mostly tiled and the flooring tones with good thick ceramic tiles.

Council Tax - Band F







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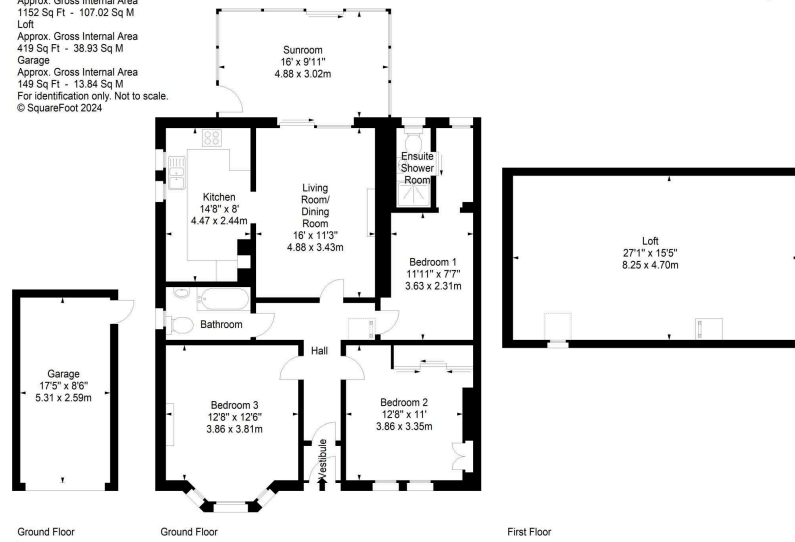


Approx. Gross Internal Area
1152 Sq Ft - 107.02 Sq M

Loft
Approx. Gross Internal Area
419 Sq Ft - 38.93 Sq M

Garage
Approx. Gross Internal Area
149 Sq Ft - 13.84 Sq M

For identification only. Not to scale.
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