

campbell
smith

13 Carfrae Gardens,
Edinburgh,
EH4 3SF



- Superb detached bungalow in sought after Blackhall
- Contemporary styled, versatile accommodation
- Move in condition including oak flooring & doors
- Generous south facing enclosed rear garden
- Sitting/dining room with 2 patio doors
- Stylish, fully fitted breakfasting kitchen with appliances
- Spacious utility room
- Home office leading to separate gym/fitness room
- Downstairs shower room
- 5 bedrooms, 2 with en suites
- Gas central heating & double glazing
- Excellent storage
- Summer house & shed - both with power
- Double width driveway to front

Offers Over : £785,000













Carfrae Gardens,
Edinburgh,
Midlothian, EH4 3SF



Approx. Gross Internal Area
2609 Sq Ft - 242.38 Sq M
Summer House
Approx. Gross Internal Area
78 Sq Ft - 7.25 Sq M
For identification only. Not to scale.
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Extras

The blinds, curtains, fitted carpets, kitchen white goods, washing machine, tumble dryer, sitting room TV, summerhouse & shed are included. No warranty is given regarding the services, systems or any appliances



Buses

March Road - 13, Hillhouse Road - 13, 43, 47, 47B, N43, X47



Shops

Corner shop on Craigcrook Road, Hillhouse Road, Craigmile Retail Park



Schools

Blackhall PS, St Andrews Fox Covert RC PS, The Royal High Secondary School, St Augustine's RC HS, Stewart Melville and Mary Erskine schools within easy reach



Parking

Double width driveway



Council Tax Band - G



EPC - C



Factor

None



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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camsmith.co.uk

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