

COULTER 

1 DRYLAW GARDENS

BLACKHALL, EDINBURGH, EH4 2AT

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A beautifully presented detached, two storey bungalow situated within a peaceful cul-de-sac of just five homes. This attractive four bedroomed home has been extremely well-maintained and offers comfortable and highly flexible family living within the sought after area of Blackhall, one of Edinburgh's prime residential locations.

The home has been extended and reconfigured over the years with the majority of the accommodation remaining on ground level. Feeding off the striking central hall with spiral staircase, there is: a lovely living room with box bay window and fireplace with gas fire, dining room with French doors to the garden, generous fitted kitchen with breakfasting area and utility space by the back door, a particularly spacious double bedroom with en suite, plus two further bedrooms and a family bathroom. Upstairs is the principal bedroom which also has an en suite shower rooms as well as access to excellent storage within the eaves. The property has gas central heating operated by a modern, annually serviced boiler and the windows are double glazed.

KEY FEATURES

-  Charming detached bungalow
-  Versatile layout with 4 bedrooms
-  Delightful private gardens
-  Multi-car driveway and double garage
-  Desirable neighbourhood close to excellent schooling
-  Craigmyle Retail Park close by



Fully enclosed and gated picturesque gardens wrap around the side and rear of the property and contain sunny seating areas, pond and a wonderful selection of mature trees and plants which include an Acer, Eucalyptus and Bamboo. There is also a beautifully kept private front garden.

A private driveway can comfortably accommodate multiple vehicles and there is a double garage with electric, fob operated door. The garage has light, power and a workshop space. With a pitched roof, the garage also offers additional storage.





THE LOCAL AREA

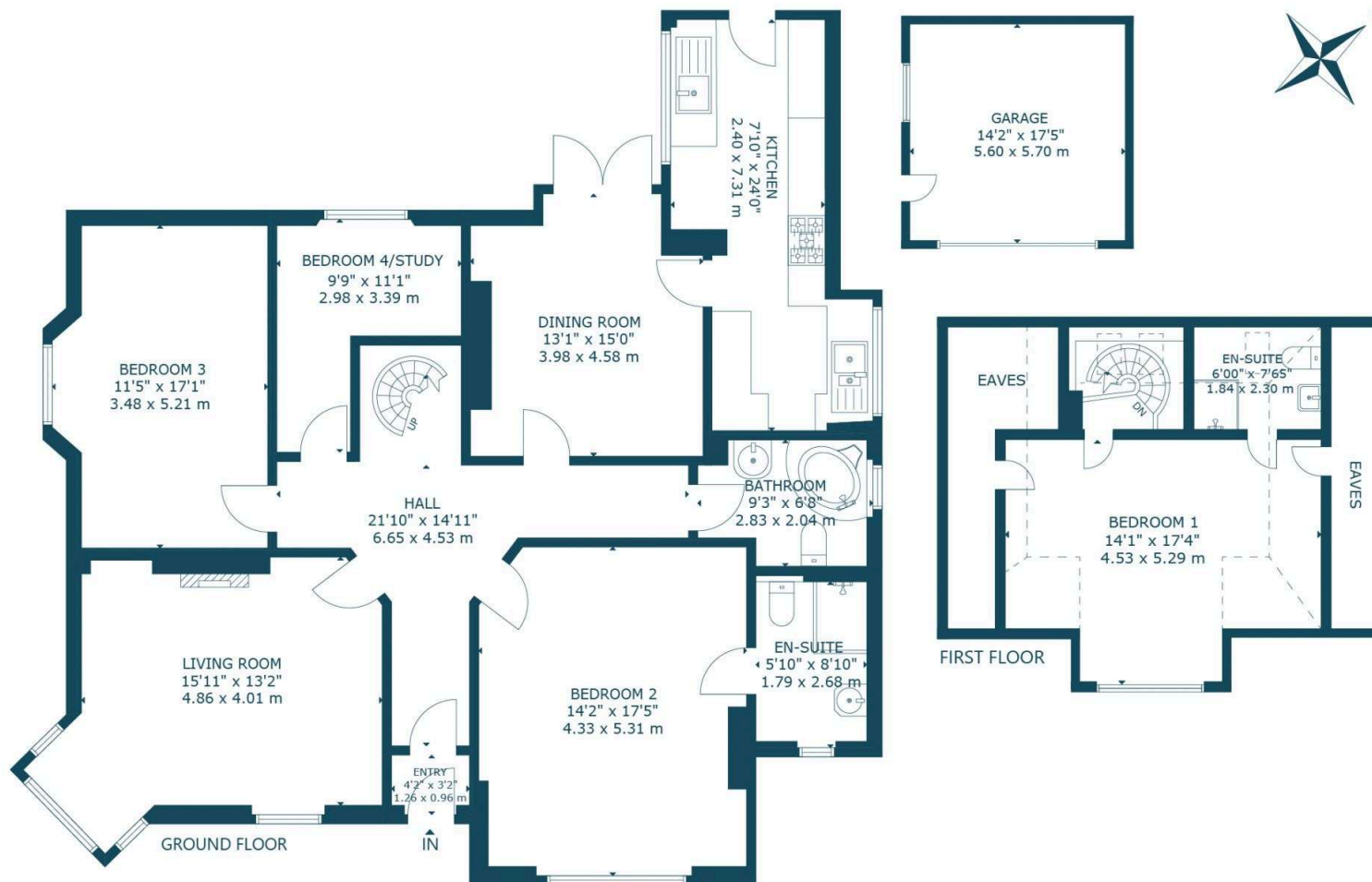
A sought-after residential area to the north-west of Edinburgh's city centre, Blackhall has excellent local amenities, schooling and tranquil leafy spaces. Craigleith Retail Park a five-minute drive from the property, has a good range of shops including a Sainsbury's supermarket. There is a Waitrose, cafés, restaurants and independent retailers in neighbouring Comely Bank and Stockbridge. Further amenities such as a medical centre, library and chemist are available in Blackhall and Davidson's Mains which also houses a Tesco supermarket, coffee shops and takeaways. Leisurely walks are nearby at Davidson Mains Park, Hillwood Park, Corstorphine Hill and Lauriston Castle. The Ravelston and Murrayfield Golf Clubs, Blackhall Lawn Tennis Club and Westwood's Health Club are a short drive. Well-regarded schooling includes Davidson's Mains Primary and the Royal High School. Private school options including Fettes College, Stewarts Melville College, Mary Erskine's and St Georges are all close by. Regular bus services take you into the city centre from Telford Road in under 20 minutes and the City Bypass and motorway network are in close proximity.

EXTRAS

All fitted flooring, curtains, blinds, white goods, tall pedestal kitchen table and chairs, IKEA chest of drawers and bed in upstairs bedroom and garden furniture. Other items of furniture may be available via separate negotiation.



COULTERS®



1 DRYLAW GARDENS, BLACKHALL, EDINBURGH, EH4 2AT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,458 SQ FT / 159 SQ M
 GARAGE 344 SQ FT / 32 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
 Copyright © Nest Marketing www.nest-marketing.co.uk

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.