



WILSON & CO. ESTATE AGENTS

2/1 6 CRAIGCROOK TERRACE

BLACKHALL, EDINBURGH, EH4 3QN

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Stepping over the threshold to this wonderful second floor flat, you instantly appreciate the warm, welcoming, stylish beauty of the home. Lovingly refurbished and finished to an impressive standard by the current owners, the home is tastefully presented to create an extremely engaging three-bedroom home.

Elegantly embracing period features with modern style and decorated in a tasteful, contemporary colour palette, all rooms are well proportioned and flooded with natural light.



KEY FEATURES



Most impressive, beautifully presented second floor flat.



Three gorgeous bedrooms filled with light.



Beautiful south west facing garden with summer house..



Unrestricted parking on the surrounding streets.



Located in the popular area of Blackhall.



Independent retailers and cafes nearby.



Providing views to the front of the property, the gorgeous bay windowed sitting room has a delightful mantelpiece with open flame gas fire that creates an engaging focal point in the room. Wood panelling, ornate cornice and picture rails add character and enhance the allure of the room.

The heart of the home is the bright, attractive dining kitchen, fitted with wall and base mounted cabinetry flanking two of the walls, with plenty of space for a dining table and chairs. A practical utility room, situated off the kitchen, is a handy space for laundry etc. The integrated appliances comprise; gas hob, electric oven and extractor hood.





CONTINUED...

There are three sumptuous bedrooms (two to the front, one to the rear) and a sleek, tiled, stylish bathroom fitted with bath (and rainfall shower over), WC and wash hand basin. Storage is abundant in the form of storage cupboards and an overhead access to the attic.

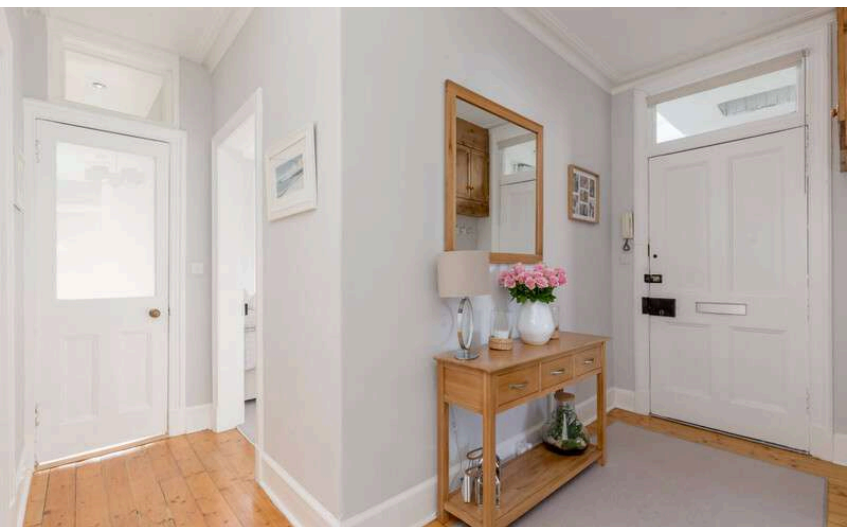
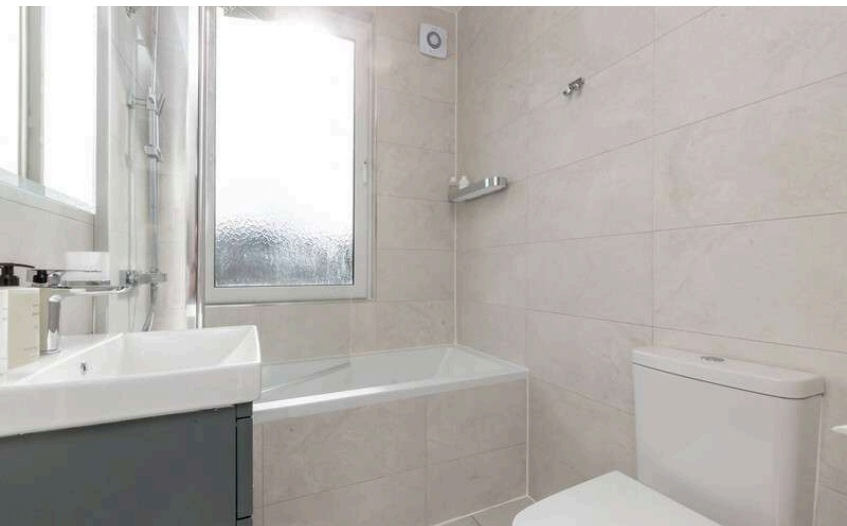
Externally, there is a beautiful, spacious south-west facing, enclosed private garden with a delightful summerhouse - a perfect space from which to comfortably enjoy the ever-changing Scottish weather. The garden is mainly laid to lawn, with a patio area and borders, planted with a pretty mix of established plants, bushes, trees and shrubs.

Parking is available on the surrounding streets.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.









THE LOCAL AREA

The highly desirable residential neighbourhood of Blackhall is located to the north-west of the City Centre, close to the beautiful open spaces of Corstorphine Hill, Cramond Beach and numerous popular golf courses.

For everyday shopping needs, there are a variety of shops on Hillhouse Road and Craigleith Retail Park offers a Sainsbury's and Marks and Spencer. Nearby Comely Bank and Stockbridge have a wide selection of cafe, bars, restaurants and independent shops.

There is well-regarded local schooling and many of the city's finest private schools are within easy reach. These include Fettes College, Stewart's Melville College, The Mary Erskine School, and St George's School.

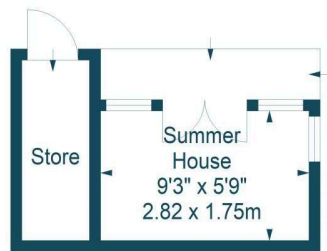
The area benefits from a wide selection of bus links into the City Centre and also offers quick road access to Edinburgh International Airport, the Queensferry Crossing and the M8.



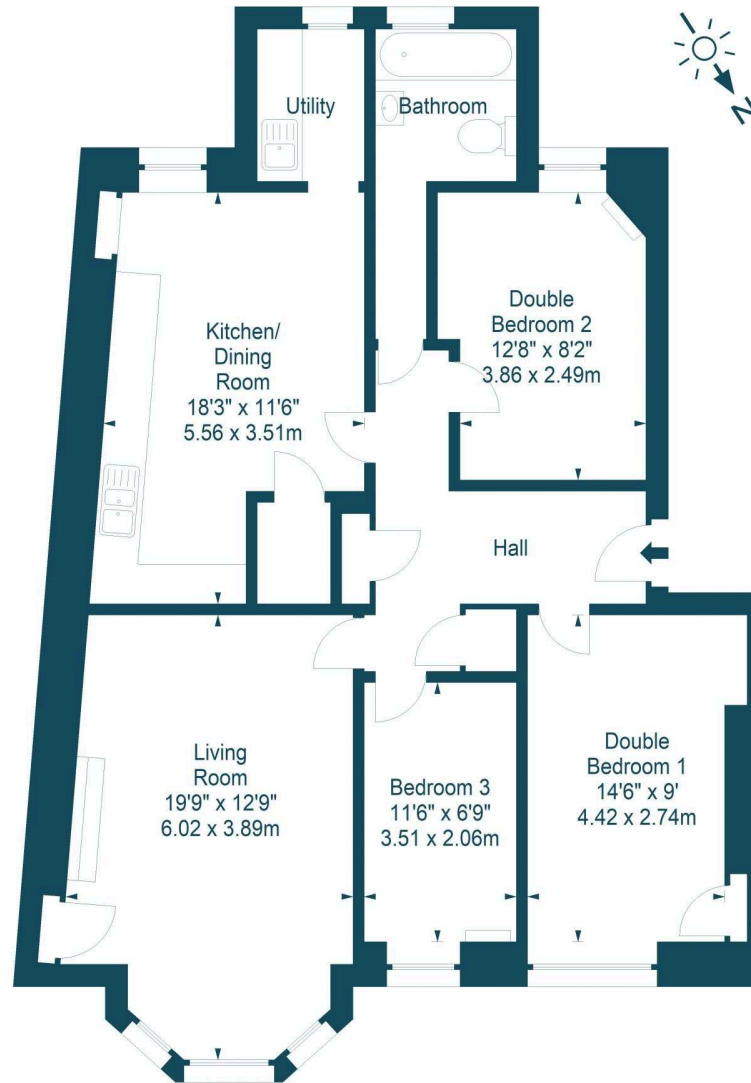
**Craigcrook Terrace,
Edinburgh,
Midlothian, EH4 3QN**



Approx. Gross Internal Area
1026 Sq Ft - 95.32 Sq M
Summer House & Store
Approx. Gross Internal Area
80 Sq Ft - 7.43 Sq M
For identification only. Not to scale.
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Ground Floor



Second Floor

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 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.