

COULTERS[©]

29 WEST MAINS ROAD

BLACKFORD, EDINBURGH, EH9 3BG

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

29 West Mains Road is a bright and spacious semi-detached family home, offering generous accommodation in the highly desirable Blackford area. With stunning views towards Arthur's Seat, the property is ideally positioned for excellent local schooling, the University of Edinburgh's King's Buildings, and beautiful green spaces, including Blackford Hill and The Hermitage of Braid.

Set back from the road behind an established hedge that offers great privacy, the home is accessed via a welcoming entrance hall with useful storage. To the front, the sitting room is a beautifully proportioned space, with space for ample seating and a lovely fireplace which provides a pleasant focal point within the room.

The spacious dining kitchen offers the perfect space for family meals and entertaining. It is fitted with generous worktop space and a range of freestanding appliances including a range style cooker. The dining area opens onto a versatile garden room which has direct access out onto the patio. Completing this level is a shower room, fitted with a walk-in shower, WC, and washbasin.

KEY FEATURES



Semi-detached family home.



Wonderful views to Arthur's Seat.



Private gardens to both front and rear.



Driveway and single garage.



University of Edinburgh King's Buildings nearby.



Excellent bus service into the city centre.



EPC Rating - D



Council Tax Band - F



Ascending the staircase, the upper floor accommodates three well-proportioned bedrooms, each benefiting from built-in wardrobes. A family bathroom serves this level, complete with a bath, overhead electric shower, WC, and washbasin. The rooms to the rear offer breathtaking views across the city towards Arthur's Seat. On the top floor, there is a floored attic room offering exceptional potential and fantastic storage both in the main body of the room and within the eaves.

The home is complemented by well-maintained private gardens to both the front and rear. The enclosed rear garden provides a peaceful retreat, featuring a lawn, mature planting, and a patio area, perfect for outdoor dining.

A private driveway offers off-street parking and leads to a single garage, providing excellent storage or workshop potential.





THE LOCAL AREA

Blackford is a highly sought-after residential area, offering a tranquil setting with easy access to the city centre. Excellent local amenities include a variety of shops, cafes, and restaurants, while nearby Cameron Toll Shopping Centre provides further retail options. For outdoor enthusiasts, Blackford Hill, the Hermitage of Braid, and the Meadows offer fantastic green spaces for walking, running, and cycling. Golfers can enjoy nearby Craigmillar Park Golf Club. The property is also conveniently close to the University of Edinburgh's King's Buildings.

Blackford is well-served by outstanding transport links, with regular bus services providing swift connections to the city centre and beyond. The City Bypass is easily accessible, ensuring convenient travel to Edinburgh Airport and the wider motorway network.

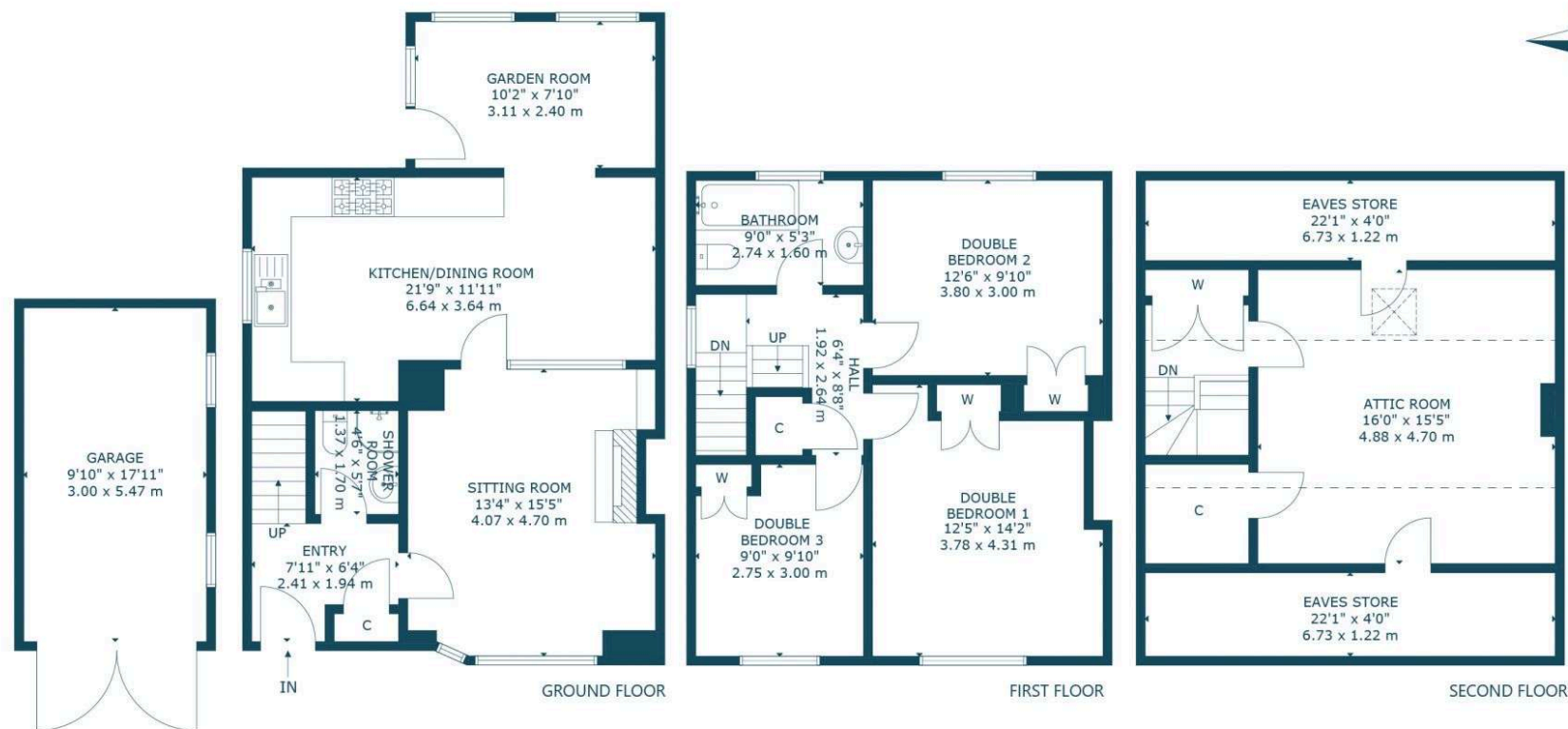
The property falls within the catchment for Sciennes Primary School and James Gillespie's High School, both highly regarded. For private education, George Watson's College, George Heriot's School, and Merchiston Castle School are all within easy reach.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included within the sale price. Other items may be available subject to separate negotiation.







29 WEST MAINS ROAD, BLACKFORD, EDINBURGH, EH9 3BG
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,737 SQ FT / 162 SQ M
GARAGE 117 SQ FT / 16 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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.