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Offers Over

£625,000

174 Craigcrook Road

Blackhall | Edinburgh | EH4 3PP

A charming, detached bungalow, brimming with character and potential and enjoying a superb location on one of Blackhall's most desirable residential streets.

- 4 bedrooms
- 1 public room
- 1 bathroom
- Extensive driveway and single garage
- Gardens to front and rear
- EPC rating – D
- Council tax band- G



Description



A much-loved family home for many years, the property offers a fantastic opportunity to upgrade and remodel in line with individual taste and boasts a partially converted attic, with scope to develop further (subject to obtaining consents).



The accommodation is accessed via an extensive gated drive and tiled vestibule and briefly comprises; a welcoming hallway with useful built-in storage and a ceiling hatch leading to the attic space, a spacious dual aspect reception/dining room which boasts a southerly facing bay window, coving and an attractive focal fireplace. To the rear of the house, you have a well-equipped kitchen which has been fitted with a range of base and wall units, complete with splash and floor tiling, coordinated wipe clean worktops and a variety of built-in appliances. Off this room is a versatile sunroom, which would work well as a home office or dining room and provides direct access to the rear garden. There are three good sized double bedrooms, a single bedroom which would make an excellent nursery or working space, a tiled family bathroom with three-piece white suite, and over-bath shower/splash screen.

Please note that the property is empty and has been virtually staged in some of the photos. These are clearly marked and the photographs of the empty rooms have been included,

Extras

All floor coverings, light fittings, curtains, white goods and integrated appliances are included.

Gardens and Parking

There is a generous south facing garden to the front of the house with views towards Corstorphine Hill. The garden is well stocked with a variety of mature bushes and trees and though currently configured as an extensive driveway, could easily be set up as a lawned family friendly space. A single garage provides excellent secure parking/overspill storage. To the rear is a leafy well-kept private garden, which has a wonderfully tranquil feel, with fruit trees, well stocked borders and a paved seating space.

Viewing

By appointment through Neilsons (0131 625 2222).









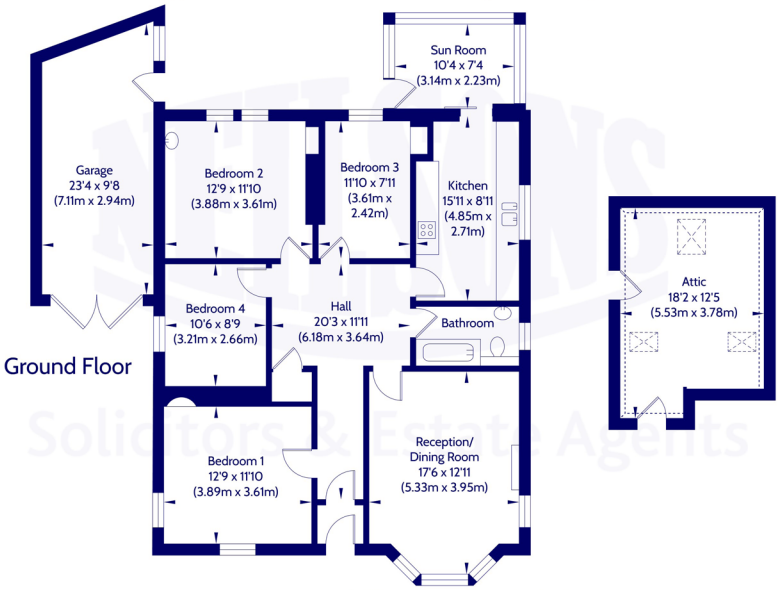
Location

The prestigious district of Blackhall lies north-west of the City Centre and is well placed for the commuter with ease of access to the City Bypass, national motorway network, Forth Road Bridge, Haymarket Train Station and Edinburgh International Airport. Bus services also provide quick and frequent access to the city centre and surrounding areas. Excellent shopping facilities are close at hand, with a variety of local retailers, banks and post office, together with larger high street names located at the nearby Craigleith Retail Park, Stockbridge and Comely Bank. The Royal Botanic Gardens, Inverleith Park and Cramond foreshore provide local picturesque walks and the vast array of the city's galleries; museums, theatres and cinemas are but a short journey away. Blackhall Primary School and The Royal High School are within the school catchment area. The property is also convenient for many of Edinburgh's highly regarded private schools.





Approx. Gross Internal Floor Area 115 Sq M / 1233 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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