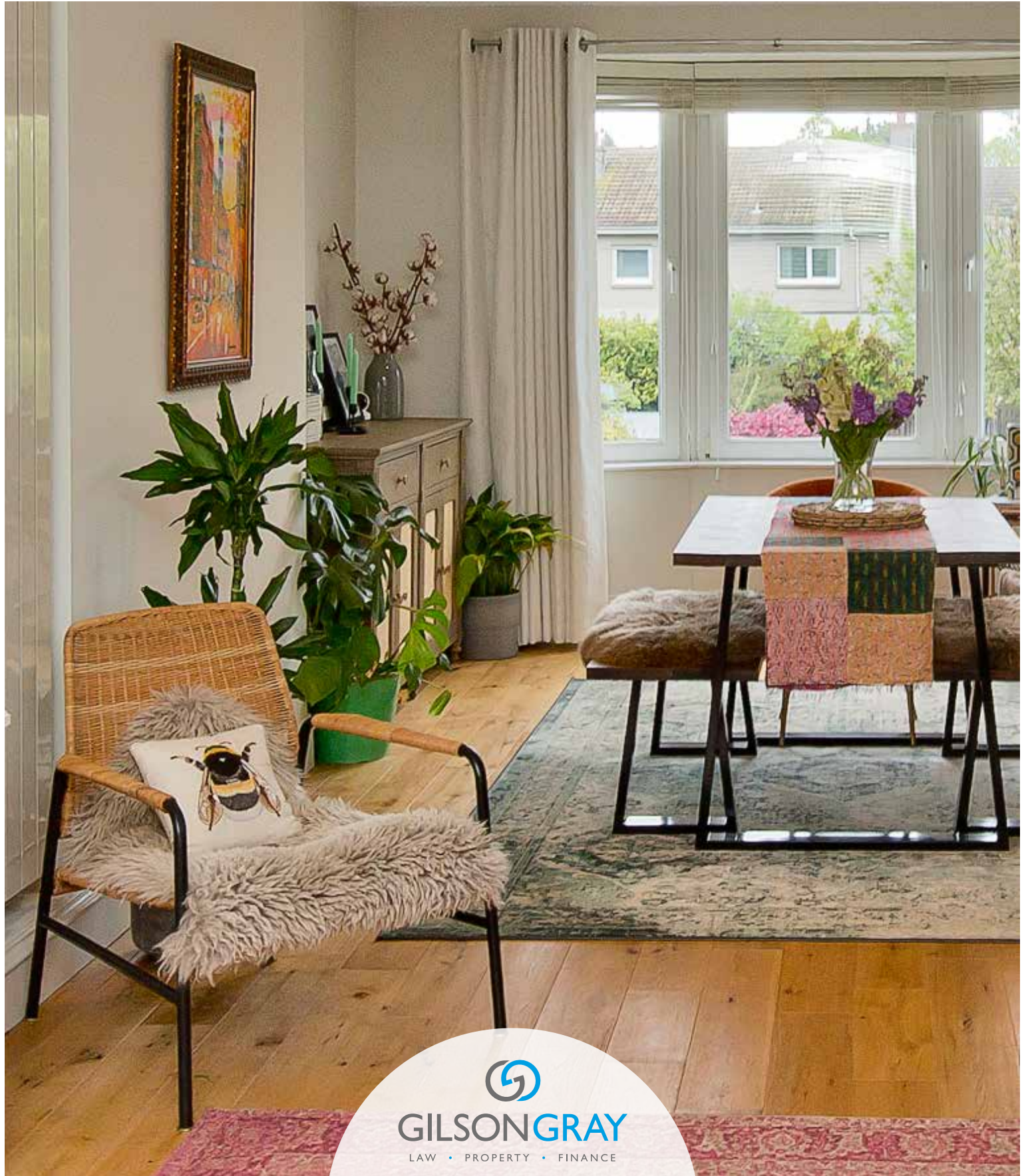


46 MARCH ROAD

Blackhall, Edinburgh, EH4 3SZ



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Welcome to 46 MARCH ROAD

Welcome to an upgraded two-bedroom semi-detached house in sought-after Blackhall, offering fully modernised interiors that promise space and style, alongside carefully maintained exteriors which incorporate private parking and an impressively large garden.

GENERAL FEATURES

A semi-detached house with fully modernised interiors
Highly desirable location in sought-after Blackhall
Blank canvas of décor and high-quality finishings
Architect drawings for extension and cellar conversion
EPC Rating - C | Council Tax band - E

ACCOMMODATION FEATURES

Bright hall with understairs storage and a WC
Expansive, open-plan living/dining room with:
A stylish media wall with ample storage
Dual-aspect windows to the north and south
Ultra-modern kitchen with integrated appliances
Naturally-lit landing with an airing cupboard
Two double bedrooms with built-in wardrobes
Contemporary bathroom with overhead shower

EXTERIOR FEATURES

Private front garden/driveway with an EV charger
Enclosed rear garden with an expansive lawn
A store and access to substantial cellar storage



This semi-detached house is a spacious two-bedroom property that is finished to exceptional standards, boasting a blank canvas of décor and high-quality fixtures and fittings throughout. The modern styling is further complemented by an on-trend kitchen and a sociable open-plan reception room. Meanwhile, the two double bedrooms are served by a contemporary bathroom and WC. There is also outstanding storage and a wealth of cellar space, which includes architect drawings to convert it into a large kitchen/dining room with a rear extension (subject to planning permission). The south-facing home also has the additional benefit of a private driveway and a family-friendly garden. Located in Blackhall, it has a highly desirable setting too, roughly a 15 minutes' drive from the heart of Edinburgh city centre.

PROPERTY NAME

46 March Road

LOCATION

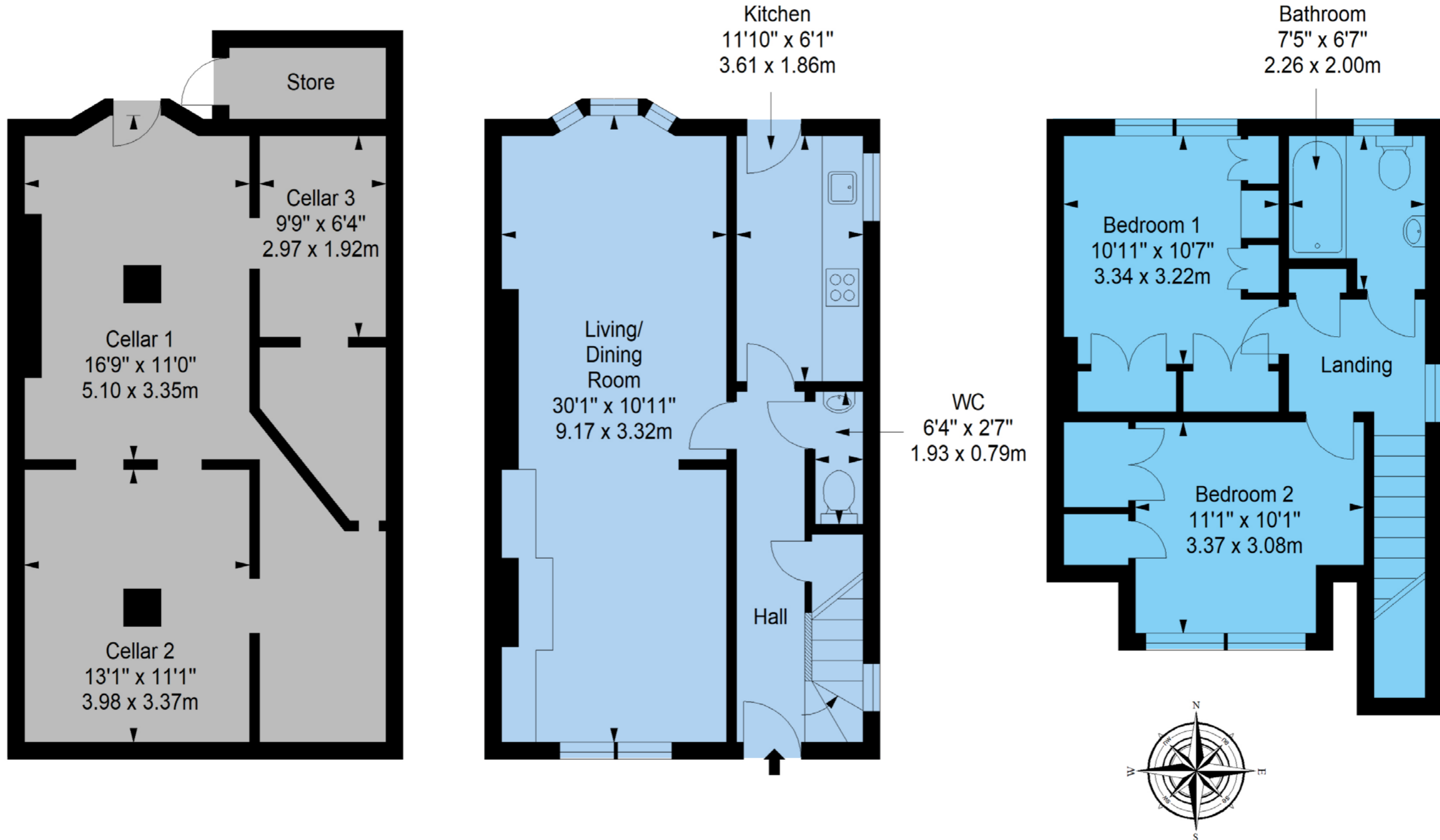
Blackhall, EH4 3SZ

● BASEMENT ● GROUND-FLOOR ● FIRST-FLOOR

APPROXIMATE TOTAL AREA:

134.4 sq. metres (1446.7 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.



THE ENTRANCE

Upon entering the home, a bright hall offers a modern introduction, enjoying neutral décor and an oak floor which flows throughout the ground level. Conveniently, it also provides understairs storage for coats and shoes, ensuring a clutter-free entrance.





LIVING/DINING ROOM

with dual-aspect windows

Continuing the hall's aesthetic, the living/dining room enjoys a clean palette that allows new buyers to effortlessly add their own stamp. This impressive open-plan space stretches the entire depth of the property, covering over 304 square feet. It ensures the comfortable lounge area can be neatly zoned from the dining space, while maintaining a sociable connection between the two. It also creates a dual aspect, with a bay window to the north (overlooking the garden) and further glazing to the south capturing daily light. Other notable features include vertical radiators and a newly fitted media wall which incorporates shelving and excellent storage.



Stylish reception area with an expansive open-plan layout





"The comfortable lounge area can be neatly zoned from the dining space, while maintaining a sociable connection between the two"

ULTRA-MODERN KITCHEN

promising style and practicality

Arranged in a sleek line, the kitchen has an ultra-modern aesthetic featuring light-grey cabinetry complemented by stone-inspired worktops and matching splashback panels for a seamless finish. It is a practical and sophisticated design which is further enhanced by integrated appliances adding to the cohesive look. It also provides access to the rear garden.



From the hall, a glass-framed banister and wooden staircase lead up to a naturally-lit landing, which offers an airing cupboard before connecting to the two double bedrooms.



THE BEDROOMS





THE PRINCIPAL SUITE



Two double bedrooms offering space and storage

Both rooms maintain the neutral palette while adding soft carpets for underfoot comfort. Furthermore, they both have generous built-in wardrobes offering ample storage for clothes and other belongings. The principal bedroom also features a newly fitted vanity table backed by acoustic wall panels and flanked by further wardrobes. In addition, it boasts an inspiring view over the beautiful rear garden.



The second bedroom enjoys a south-facing aspect



A premium bathroom & WC

The property has a modern WC at ground level just off the hall and a first-floor bathroom, enveloped in premium tiles for a contemporary finish. The bathroom is comprised of a floating washbasin, a toilet, a towel radiator, and a bath with an overhead rainfall shower.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances (oven, ceramic hob, concealed extractor, fridge, and dishwasher) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

BATHROOMS





A large, family-friendly
GARDEN



Externally, the home is nestled behind a low-maintenance front garden/private driveway with an electric vehicle (EV) charger. Meanwhile, the enclosed rear garden offers an impressive stretch of lawn providing lots of space for families and summer gatherings. A scattering of mature plants and a tree add to its scenic nature. In addition, there is a store and access to substantial cellar storage that practically mirrors the home's ground floor, offering an abundance of space for garden equipment and rarely used belongings, as well as a utility area and outstanding potential for future development.






46 MARCH
ROAD

BLACKHALL

**A tranquil, sought-after suburb
just a few miles from the city...**

Hugged by large green areas of natural beauty, Blackhall is a tranquil, sought-after suburb situated just a few miles from the bustling city centre, with excellent local amenities, schools, and outdoor pursuits. Nearby Craigleith Shopping Park houses high-street stores and major supermarkets, whilst Blackhall and the surrounding area offer a range of independent outlets, cafés, pubs, takeaways and restaurants, and a library. The area is renowned for its excellent private and state schools at primary and secondary levels, and enjoying

the outdoors and staying fit could not be easier, with the scenic, leafy spaces of Ravelston Park, Ravelston Wood and Corstorphine Hill. Ravelston and Murrayfield golf courses, along with Murrayfield Stadium, offer a wealth of activities, sports clubs, events, and fixtures. The area is conveniently situated for commuting to the city centre, nearby Edinburgh airport and the motorway network. Excellent public transport is provided with regular day and night bus services.





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