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PROPERTY SPECIALISTS

26 Craigmock Road, Edinburgh

Blackhall, EH4

Offers Over Offers Over £890,000



## 26 Craigmock Road

Edinburgh, Edinburgh

Occupying a prime park-facing position in Blackhall EH4, directly opposite Ravelston Park, this substantial five-bedroom detached home delivers exceptional scale, refined interiors and beautifully established gardens in one of Edinburgh's most sought-after and enduring postcodes.

Designed for both family living and elegant entertaining, it combines architectural presence with a sense of calm – a home defined as much by its setting as by its proportions.

Council Tax band: F

- Prime Blackhall Location – Opposite Ravelston Park (EH4)
- Substantial 5 Bedroom Detached Family Home
- Expansive Living Room with French Doors to Patio
- Stunning Open Dining Room with Stylish Seating Area
- Contemporary Kitchen & Separate Generous Utility Room
- Luxurious Principal Suite with En-Suite & Fitted Wardrobes
- Detached Garden Studio & Integral Garage
- Private Driveway, Courtyard & Enclosed Rear Garden



### Foyer

A welcoming vestibule shelters the home from the elements, with tiled flooring setting a refined first impression. A further glazed door leads into the main interior, creating a sense of warmth and privacy from the outset.

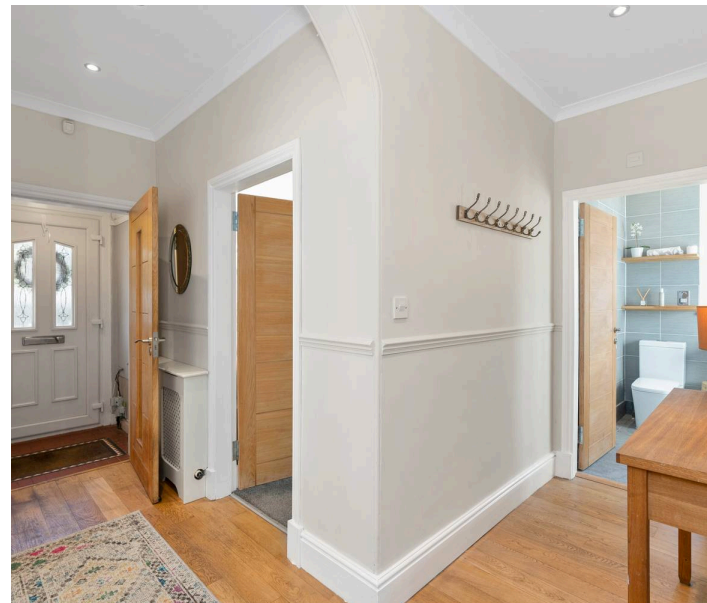
### Reception Room

The reception hall forms the central hub of the home – light-filled, welcoming and enhanced by impressive ceiling heights that add a sense of space. From here, doors lead to two generously proportioned ground-floor bedrooms, a contemporary shower room and WC, and onward into the dining room and principal living areas. It is a space that immediately connects the home, both practically and visually.

### Dining Room

12' 6" x 15' 1" (3.80m x 4.60m)

Exceptionally spacious and beautifully proportioned, the dining room offers an almost expansive setting for both everyday living and entertaining. A contemporary media wall provides a subtle focal point, adding architectural interest without overwhelming the space. Recessed within the room, the dining area is presently styled with L-shaped seating around the table, creating a contemporary and inviting setting within the generous scale of the space. Open in its connection to the hallway and principal living areas, it draws you naturally further into the home, setting the tone for the proportions that follow.



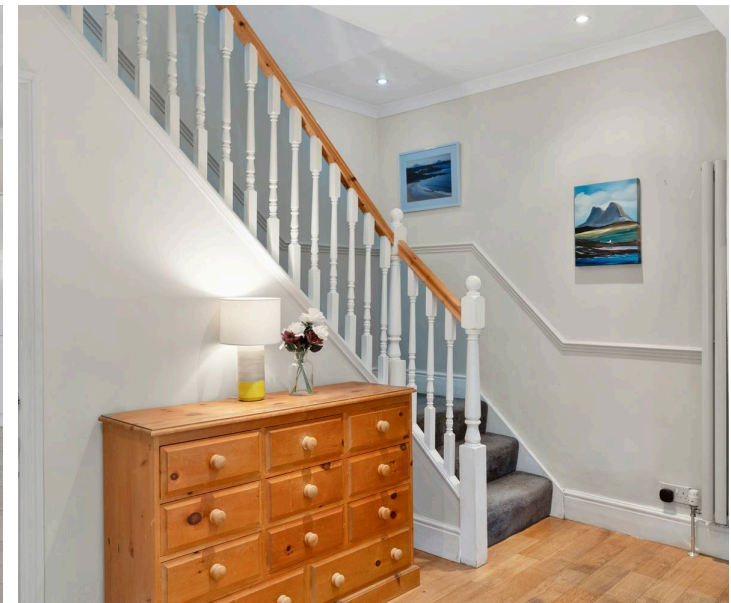
### **Kitchen/Breakfast Room**

11' 2" x 19' 4" (3.40m x 5.90m)

Expansive in scale and thoughtfully designed, the kitchen and breakfast room forms a natural gathering space at the heart of the home. U-shaped low-level cabinetry is complemented by extensive worktop surfaces and an integrated breakfast bar, creating both practicality and flow. Floor-to-ceiling cupboards provide substantial storage, while a contemporary eye-level double oven reinforces the modern aesthetic. Bathed in natural light from French doors opening onto the patio, and further illuminated by a large window above the sink overlooking the garden, the space feels bright, open and connected to the outdoors. A door leads to the adjoining utility room, while a separate side entrance provides access to a private courtyard – adding flexibility and convenience to everyday living.

### **Hallway**

Flowing naturally from the dining area, the inner hallway provides a defined yet open transition to both the expansive living room and the private upper level. Thoughtfully arranged, it balances connectivity with separation – guiding movement through the home with ease. From here, access is provided to the integral garage, while discreet storage is cleverly positioned beneath the staircase, almost hidden from view. It is a functional space, designed with intention, quietly linking the home's social and private areas.





## Living Room

18' 4" x 20' 8" (5.60m x 6.30m)

Impressive in both scale and proportion, the living room is a principal reception space designed to make a statement without excess. The generous footprint allows for multiple seating arrangements, creating a room equally suited to large gatherings and quieter evenings alike.

Expansive French doors extend the space outward onto the patio, drawing natural light deep into the room and establishing a seamless relationship between interior and garden. This connection enhances the sense of openness while maintaining privacy.

A central chandelier introduces understated elegance, suspended within the generous ceiling height, while the feature fireplace provides a natural focal point – adding warmth, balance and architectural structure to the space.

Refined rather than ornate, the room is defined by its proportions and light. It is a setting designed for both relaxed family living and formal entertaining – grand in presence, yet calm in atmosphere.



### Bedroom 2

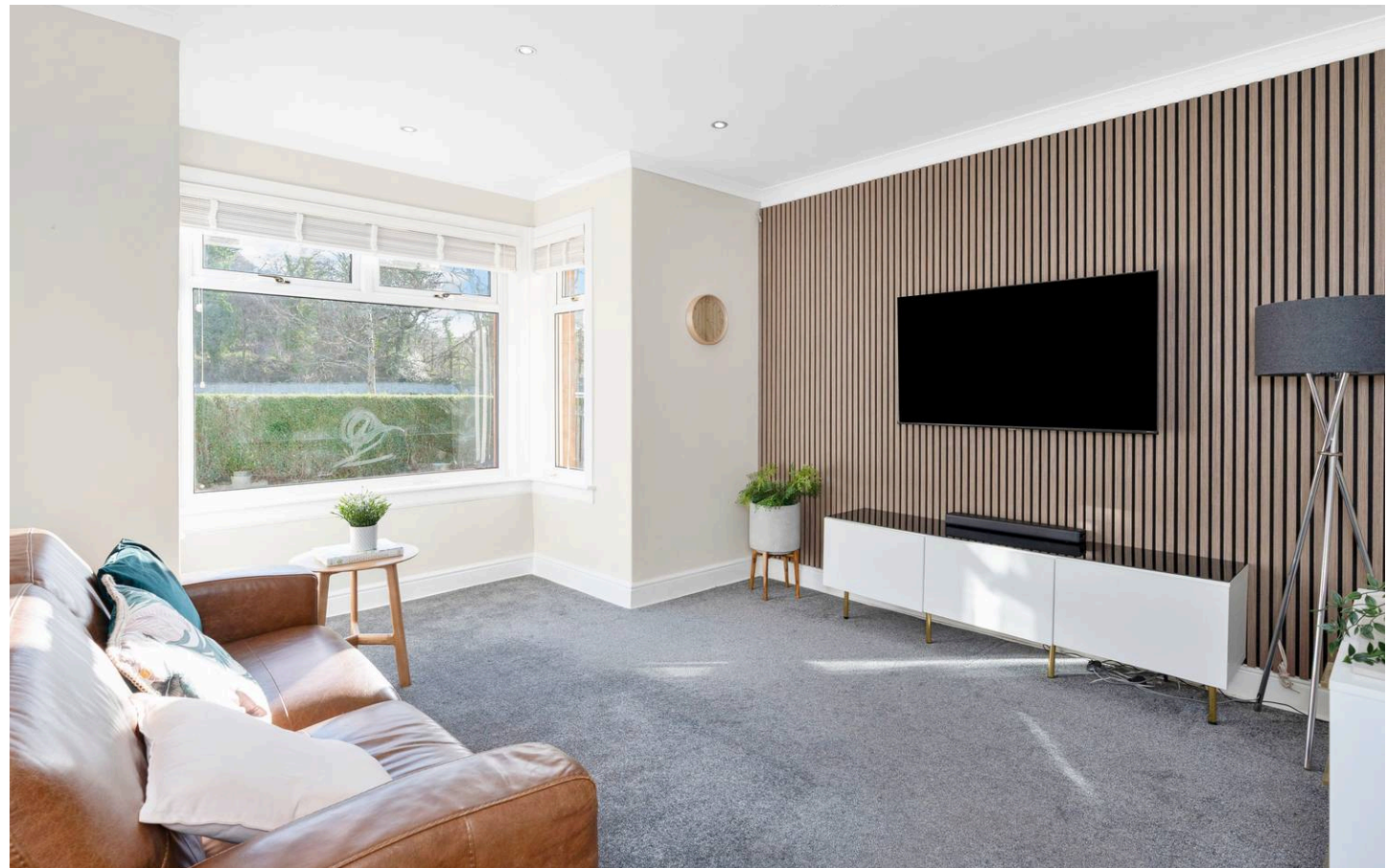
12' 6" x 14' 9" (3.80m x 4.50m)

Positioned at the front of the home, Bedroom Two is generously proportioned and filled with natural light from a large bay window overlooking the front garden and towards Ravelston Park beyond. Airy and spacious, the room offers a calm and comforting atmosphere – well suited as a substantial double bedroom, guest suite or refined home office with an enviable outlook.

### Bedroom 3

12' 2" x 15' 5" (3.70m x 4.70m)

Also positioned to the front of the property, Bedroom Three mirrors the generous proportions of Bedroom Two. A large window frames views across the front garden towards Ravelston Park, allowing natural light to fill the room throughout the day. Spacious and well balanced, it offers flexibility as a further double bedroom, guest accommodation or an additional study – benefitting from the same attractive outlook and sense of openness.





### Utility Room

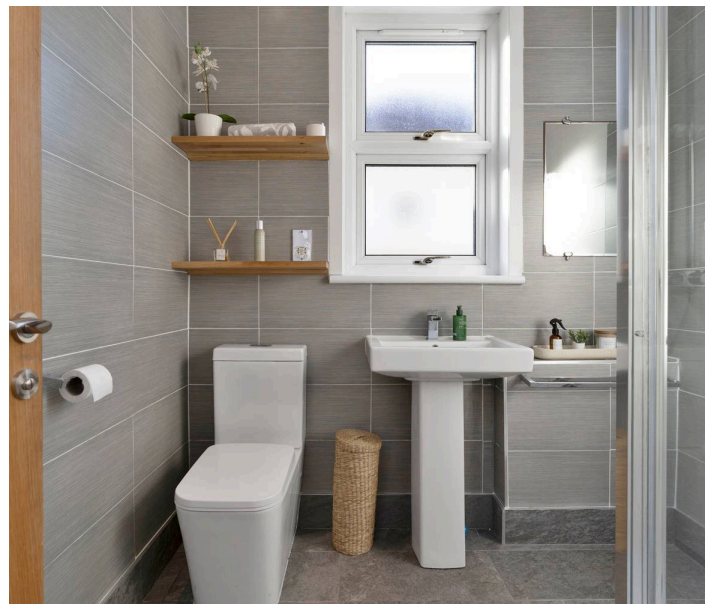
6' 7" x 11' 6" (2.00m x 3.50m)

Located just off the kitchen, the utility room is notably generous in size. Fitted with U-shaped cabinetry and additional worktop space, it offers excellent storage and preparation areas, almost functioning as a secondary kitchen if desired. A large window provides natural light, while a sink and dedicated appliance space ensure practicality is delivered without compromising the overall aesthetic.

### WC/ Shower Room

6' 7" x 7' 3" (2.00m x 2.20m)

Finished in a modern tiled style, the ground-floor shower room combines practicality with a sleek, contemporary aesthetic. A side-facing window allows for natural light while maintaining privacy, creating a bright yet discreet setting. Ideally positioned to serve the two downstairs bedrooms, it offers both convenience and flexibility – equally suited to guests or family living.



### Master Bedroom

16' 5" x 17' 1" (5.00m x 5.20m)

Impressive in scale and serene in atmosphere, the principal bedroom offers exceptional proportions and a sense of quiet retreat. Floor-to-ceiling contemporary fitted wardrobes provide extensive storage while maintaining clean, modern lines. Two large rear-facing windows overlook the garden, filling the room with natural light and reinforcing its calm, private setting. A generous additional cupboard enhances practicality, ensuring the space remains both elegant and highly functional. Grand in proportion yet restful in tone, this is a true principal suite.

### En-suite

5' 7" x 10' 6" (1.70m x 3.20m)

Generous in size and finished in a crisp, contemporary style, the en-suite features a modern walk-in shower and sleek white sanitaryware. Clean lines and a bright palette create a fresh, airy atmosphere, while the spacious layout enhances both comfort and practicality. A well-proportioned and refined addition to the principal suite.





#### Bedroom 4

12' 2" x 15' 5" (3.70m x 4.70m)

Generously proportioned and filled with natural light, Bedroom Four benefits from two large Velux windows – one capturing views towards Ravelston Park and the other positioned to the side of the home. Thoughtfully placed, they provide brightness while maintaining privacy. The gently sloping ceilings add character and architectural interest, giving the room a distinctive feel without compromising on space. A versatile and well-balanced bedroom, equally suited to family use, guests or a creative workspace.

#### Bedroom 5

12' 2" x 15' 5" (3.70m x 4.70m)

Mirroring the proportions and layout of Bedroom Four, Bedroom Five offers the same generous scale and architectural character. Dual Velux windows introduce excellent natural light, while the gently sloping roofline adds interest and warmth to the space. Balanced, bright and thoughtfully arranged, it provides a further substantial double bedroom, ideal for family, guests or flexible use.



### Family Bathroom

Spacious and beautifully appointed, the family bathroom combines contemporary design with everyday practicality. A freestanding bath forms an elegant focal point, complemented by a generous walk-in shower.

Crisp white sanitaryware enhances the clean, modern aesthetic, while a large Velux window introduces abundant natural light without compromising privacy.

### Study / Home Office

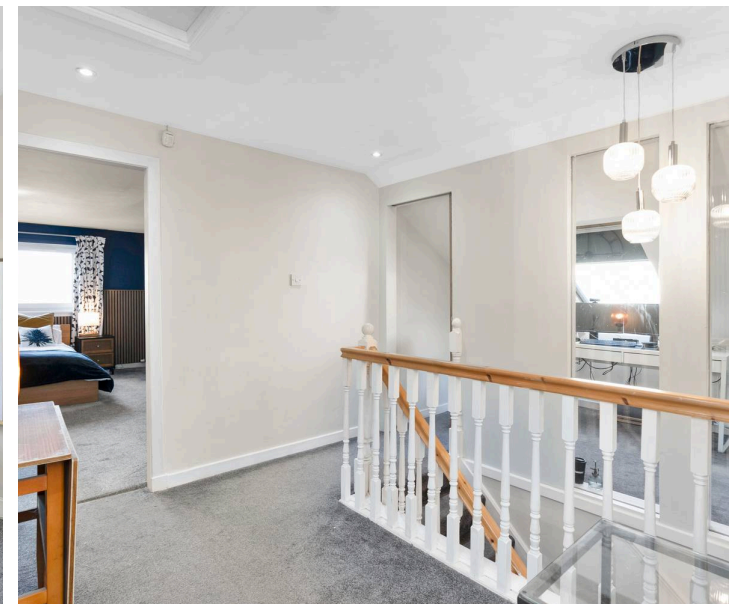
Cleverly positioned to the side of the upper landing, the study offers a rare balance of seclusion and openness. Internal glazing allows light to flow from the landing, while a large Velux window above draws in additional natural light, creating a bright and uplifting workspace.

Thoughtfully designed, the room feels private enough for focused work yet remains visually connected to the heart of the home.

### Staircase & Upper Landing

The staircase rises to a notably spacious upper landing, where natural light pours in from Velux windows within the attic extension above. Clever internal glazing panels subtly separate the study area, allowing light to travel freely while maintaining definition.

Modern in finish yet warm in atmosphere, the landing leads to the principal bedroom, two further bedrooms, the family bathroom and the dedicated study.





## Garden

The rear garden is expansive, mature and beautifully established – a private outdoor setting designed for both relaxation and entertaining. Enjoying sunlight throughout the day, the garden is framed by considered planting and generous manicured lawns that create a sense of space and calm. A raised patio terrace extends seamlessly from the French doors of both the kitchen and living room, providing a natural continuation of the internal living areas. Beyond, two further patio spaces offer flexibility for outdoor dining, seating or quiet retreat, allowing the garden to be enjoyed from morning through to evening. Positioned at the rear of the plot, the garden studio is a true stand-out feature. Expansive in scale and thoughtfully appointed with its own bar area, it transforms effortlessly into an evening entertaining space – equally suited to hosting guests, relaxing with family or creating a dedicated retreat away from the main house. This is not simply a garden. It is an extension of the home's lifestyle offering – private, versatile and designed to be enjoyed.

## Garden Studio

Positioned at the rear of the garden, the expansive garden studio provides a versatile and private retreat. Complete with its own bar area, it is ideally suited to evening entertaining, creative use or relaxed family gatherings – a distinctive extension of the home's living space.





### **Garden**

Thoughtfully planted borders frame the manicured front garden, enhancing the sense of arrival. An extensive monobloc driveway and pathway lead from a distinct iron gate to the entrance, while mature hedging provides natural screening from the footpath without compromising the open outlook towards Ravelston Park.

To the left, a private fenced courtyard offers a discreet and sheltered outdoor space. Understated yet substantial, the frontage reflects the quiet confidence of the home throughout.

### **Garage**

Single Garage

Positioned to the right of the home, the integral garage is accessed via a substantial monobloc driveway through double gates, providing privacy and security. A covered car port offers additional sheltered parking, while internal access to the house enhances everyday convenience.

### **Driveway**

3 Parking Space

Set back from the main road, the substantial monobloc driveway provides off-street parking for up to three vehicles. Accessed via double gates, it enhances privacy and security while reinforcing the sense of space that defines this Blackhall home.

### **EV charging**

An installed electric vehicle charging point adds modern convenience and future-ready practicality, complementing the home's thoughtful and well-considered design.



26 Criagcrook Road  
Approximate Gross Area  
258 sq m / 2777 sq ft



Ground Floor



1<sup>st</sup> Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



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## Ravelston Park & Surroundings

Directly opposite the home, Ravelston Park provides an exceptional green outlook and an immediate extension of outdoor living. With open lawns, mature trees and well-maintained pathways, it offers a rare sense of space and tranquillity rarely found so close to Edinburgh's city centre.

Whether for morning walks, family recreation or simply the reassurance of uninterrupted green views, the park forms a defining backdrop to daily life here. Its presence enhances both privacy and perspective, ensuring the home enjoys light, openness and a setting that feels distinctly established.

In a location where positioning matters, having Ravelston Park on your doorstep is a privilege few properties can claim.





## RE/MAX Bonnyrigg Property Specialists

Bonnyrigg Business Park, Bonnyrigg - EH19 3LW

0131 202  
6862

• [bdunlop@remax-  
scotland.homes](mailto:bdunlop@remax-scotland.homes)

• [www.remax-scotland.net/estate-  
agent/billie-dunlop](http://www.remax-scotland.net/estate-agent/billie-dunlop)



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