



### 3 Marchfield Terrace, Edinburgh, EH4 7AE

An elegant and beautifully presented 1930s semi-detached, two-storey villa, set within the highly sought-after Blackhall district, conveniently positioned for an excellent range of local amenities. The property is offered in superb order throughout and represents an exceptional family home, ideally located for access to highly regarded schooling. It further benefits from meticulously maintained landscaped gardens, gas central heating and double glazing.

The accommodation comprises:

- Tiled vestibule with electrical board
- Impressive and welcoming reception hall, featuring a fine wooden staircase rising to the first floor
- Elegant bay-windowed sitting room, enhanced by ornate corning, a decorative ceiling rose, and a striking fireplace with marble hearth and timber surround
- Versatile family room / fourth bedroom, retaining original corning detail
- Stylishly appointed, fully tiled ground floor bathroom, complete with bath, WC and wash hand basin
- Contemporary fitted kitchen with sage green shaker-style cabinetry, complemented by oak-effect worktops, a ceramic one-and-a-half bowl sink, gas hob, electric fan oven, dishwasher and fridge freezer
- Upper landing with hatch and Ramsay-style ladder providing access to a partially floored loft, offering useful additional storage
- Study / home office
- Two generously proportioned front-facing double bedrooms, each with built-in wardrobes



#### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)

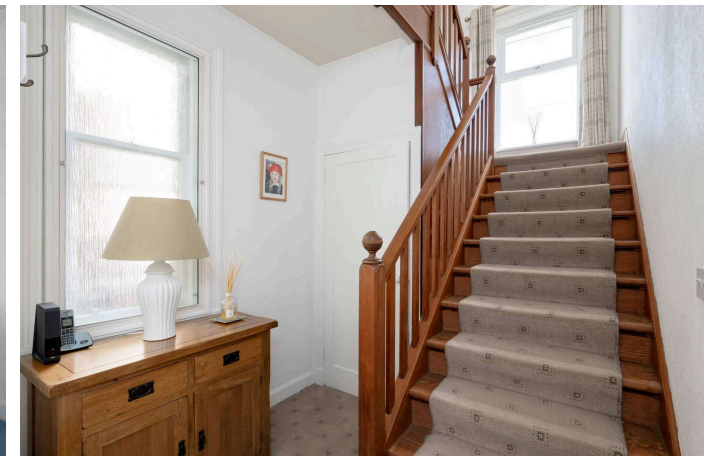


EPC RATING  
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- Further rear-facing double bedroom with integrated storage cupboard / wardrobe
- Modern shower room fitted with WC, shower enclosure and wash hand basin set within a vanity unit
- The property is set within beautifully maintained, landscaped gardens to both the front and rear. A driveway to the front provides off-street parking and leads to a single garage, equipped with an up-and-over door, power supply, water tap and lighting.

#### Location

Blackhall is a highly desirable residential district situated a few miles to the north-west of Edinburgh's city centre. The area offers an excellent selection of local amenities, including a Sainsbury's supermarket and Marks & Spencer, both located within the nearby Craighleith Retail Park. Further everyday shopping is available at Davidson's Mains, including a Tesco Metro, while a Tesco Express is also conveniently close at hand.

For leisure and recreation, Corstorphine Hill provides delightful woodland walks, while Blackhall Lawn Tennis Club and Blackhall Library are both within easy reach. The area is well served by excellent public transport links to the city centre, and the nearby city bypass and M8 motorway provide swift access to Edinburgh Airport, the Forth Road Bridge and the central Scotland motorway network.

The property lies within the catchment area for Blackhall Primary School and Royal High School, and is also conveniently positioned for a number of the city's leading independent schools.

#### Outside and Gardens

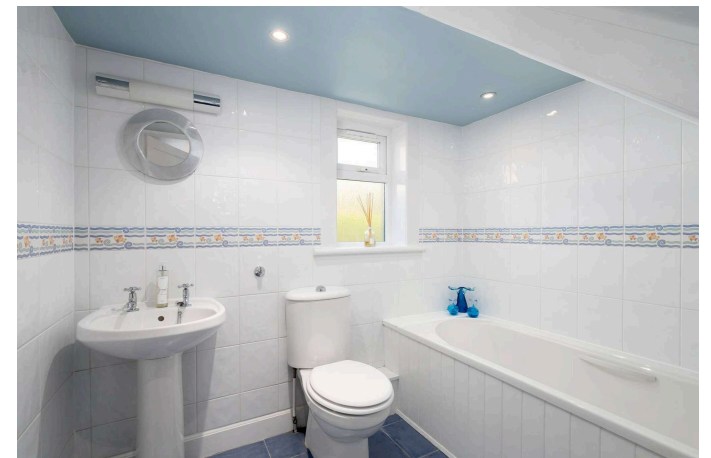
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#### Extras

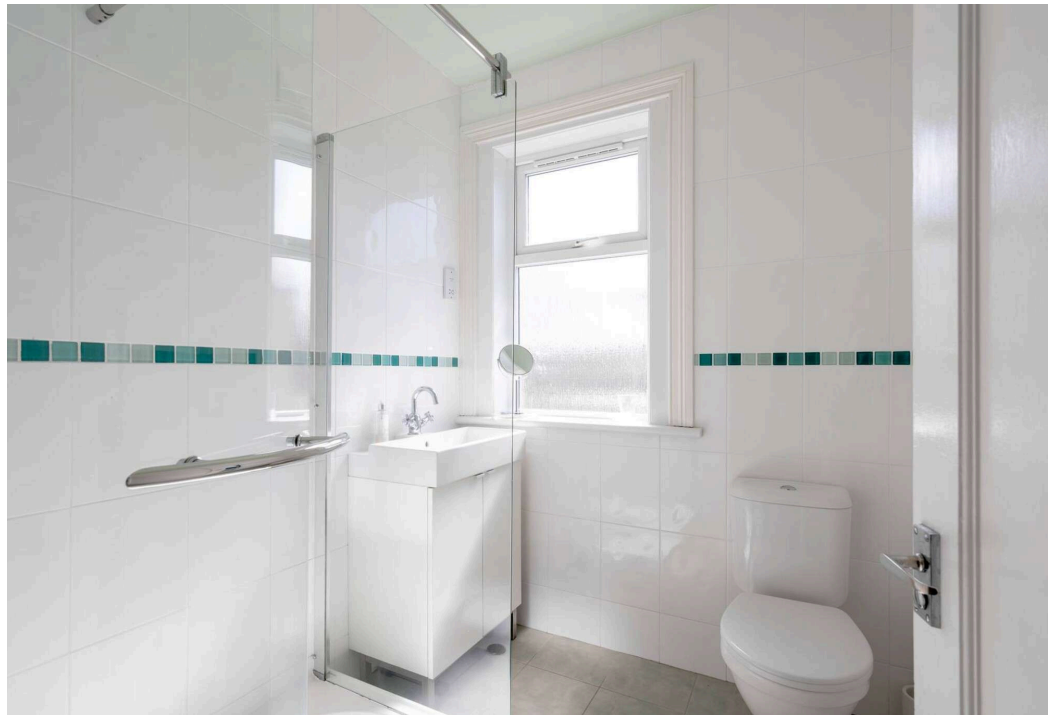
All fitted floor coverings, light fittings (excluding shades) and integrated kitchen appliances are included within the sale.

#### Council tax

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.







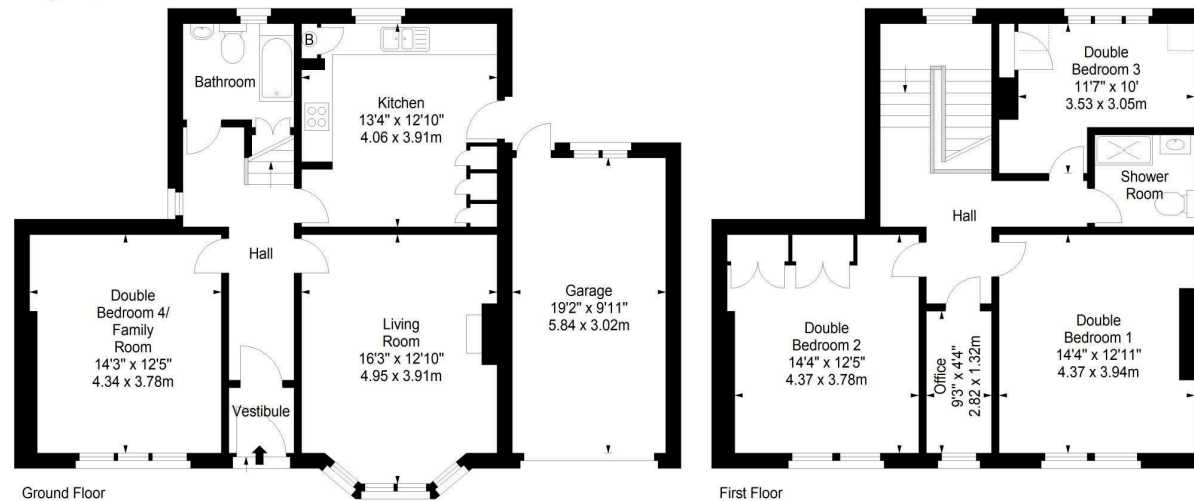




Marchfield Terrace,  
Edinburgh,  
Midlothian, EH4 7AE



Approx. Gross Internal Area  
1438 Sq Ft - 133.59 Sq M  
Garage  
Approx. Gross Internal Area  
193 Sq Ft - 17.93 Sq M  
For identification only. Not to scale.  
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Offers can be submitted in writing, fax or email:

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