

55 Drylaw Crescent, Blackhall, Edinburgh, EH4 2AS



Description

A most impressive extended detached, two storey traditional bungalow situated within a pleasant residential setting. This attractive home has been extremely well-maintained and offers generous and highly flexible family living within the sought after area of Blackhall, one of Edinburgh's prime residential locations.

Features

- Charming extended detached bungalow
- Versatile layout with 7 bedrooms
- High-spec, bespoke kitchen with central island and French doors to rear garden
- Bay living room with wood burning stove providing a lovely focal point
- 3 bathrooms
- Low maintenance private gardens offering an ideal space for relaxation and entertaining
- Multi-car monobloc driveway
- Desirable neighbourhood close to excellent schooling
- Craighleith Retail Park close by
- Gas central heating, double glazing and intruder alarm

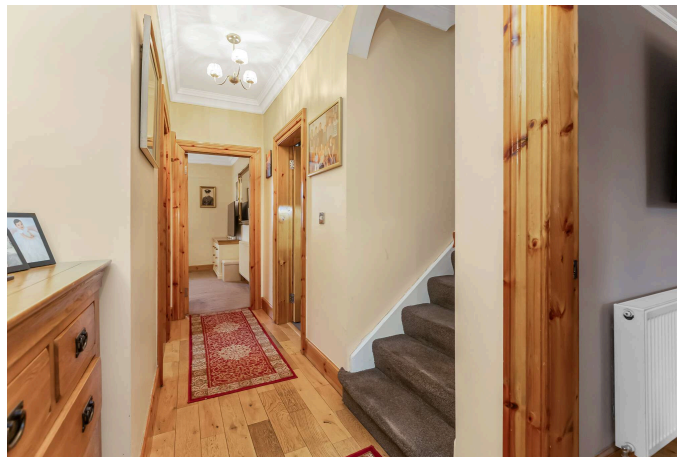
Extras

The fitted floor coverings, range cooker, cooker hood, fridge and dishwasher.

EPC Rating: C

Price and Viewing

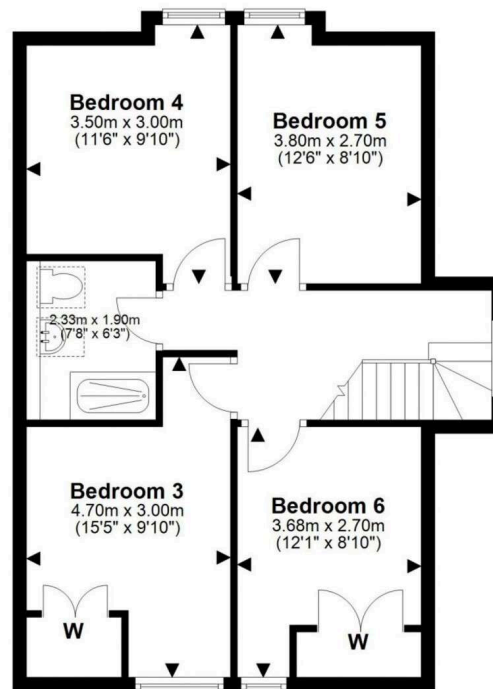
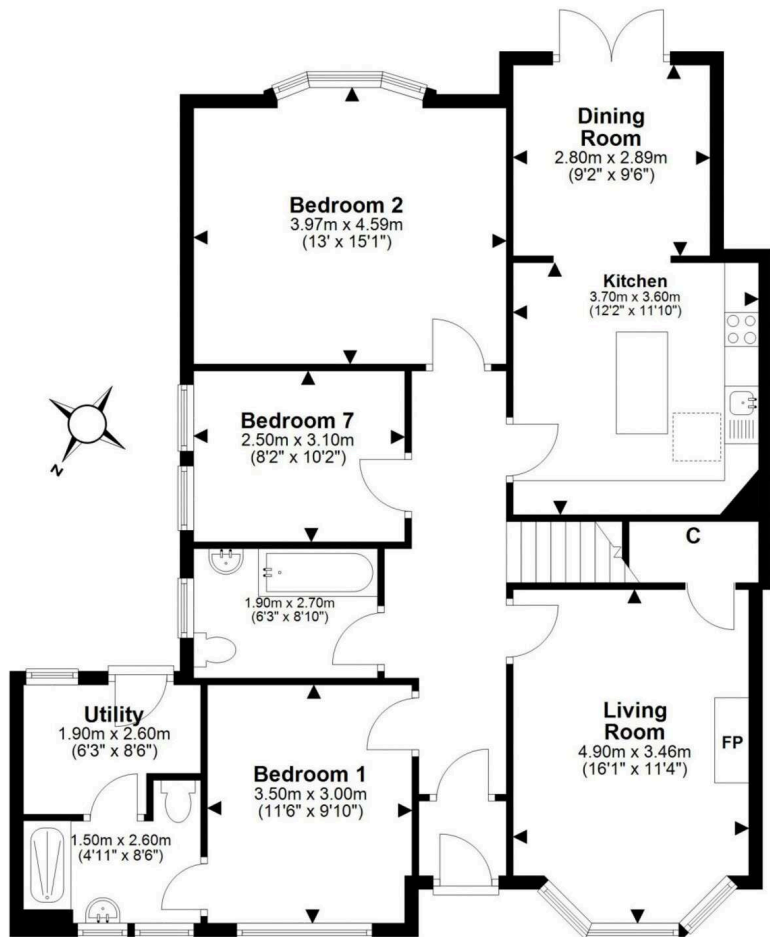
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Located just two miles northwest of the city centre, Blackhall is a popular choice for families and professionals owing to its tranquil setting close to beautiful parks and woodland, as well as its fantastic proximity and links to Stockbridge, New Town and the West End. Residents are spoiled for choice when it comes to everyday services and amenities, Queensferry Road thoroughfare is lined with independent shops and businesses, while nearby Craigleith Retail Park has several high-street outlets, eateries, a gym, Boots the Chemist, Marks and Spencer and a Sainsbury's superstore. Blackhall is in the catchment area for highly regarded state schools from infant to senior level, including The Royal High School. Private childcare facilities and independent schools are also available nearby. The closest hospital is the Western General Hospital which is within walking distance. There is a frequent bus service to the Airport, Royal Infirmary and Edinburgh University including Kings Buildings, as well as the City Centre, Fife, Dundee/Perth/Aberdeen. Access to Edinburgh's fantastic cycle/walk path is moments away. Haymarket train station is within walking distance and there is a bus directly to Waverley train station. The road links to Edinburgh City Bypass, Edinburgh Airport, the M8/M9 motorway network and the Forth Bridges are excellent. There are several prestigious golf courses nearby, including Murrayfield, Royal Burgess and Bruntsfield Links. There is a local tennis and bowls club. For outdoor enthusiasts, Ravelston Woods and Ravelston Park are minutes' walk away, slightly further on are Corstorphine Hill and Hillwood Park with stunning views across the city and beyond.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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