

32 MARCH ROAD

Blackhall, Edinburgh, EH4 3TB

FULLY-UPGRADED

detached house



GILSON GRAY

LAW • PROPERTY • FINANCE

A deceptively large four-bedroom detached house

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PROPERTY NAME

32 March Road

LOCATION

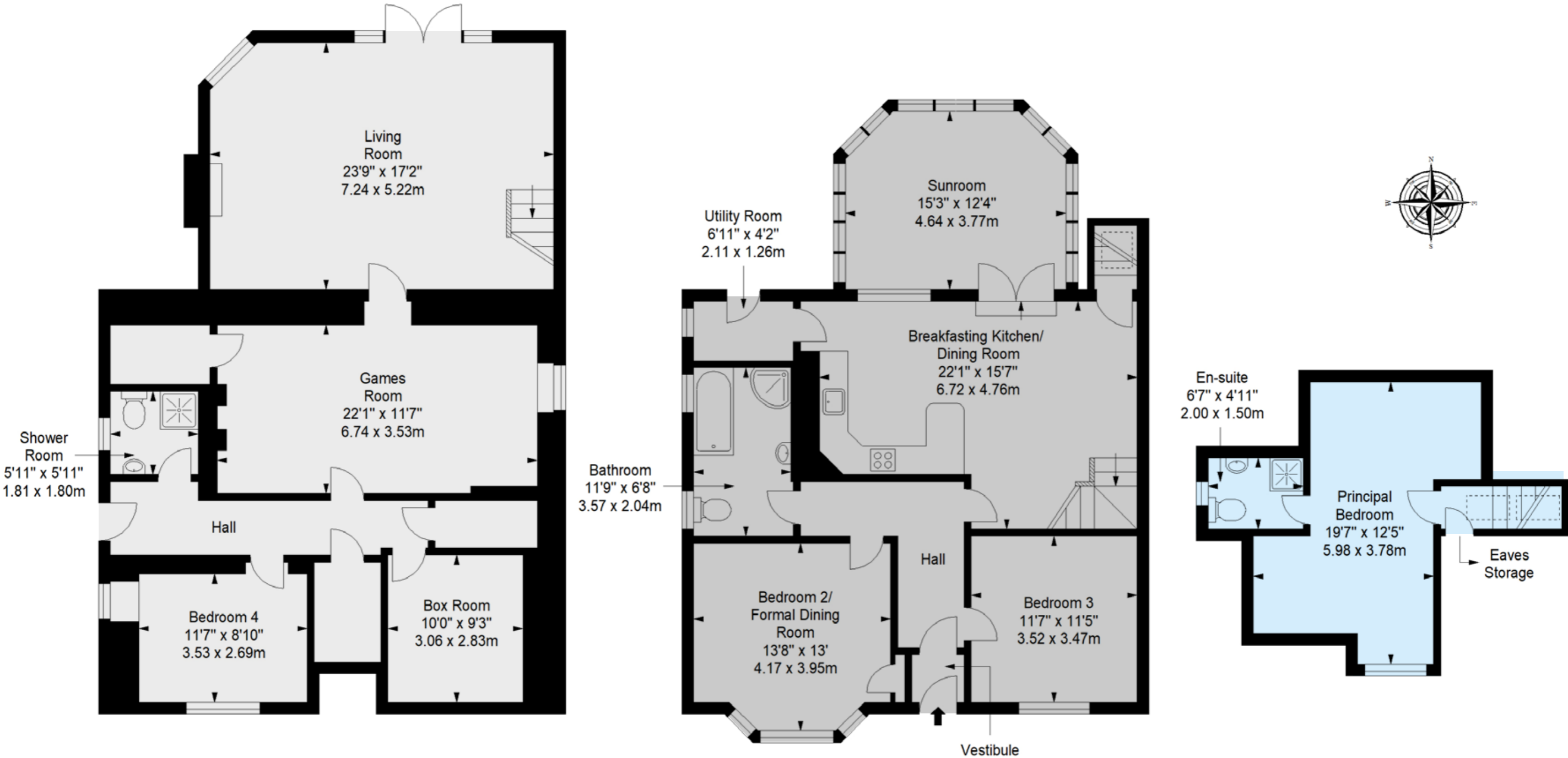
Blackhall, Edinburgh, EH4 3TB

APPROXIMATE TOTAL AREA:

233.8 sq. metres (2516.6 sq. feet)

GARDEN LEVEL GROUND FLOOR FIRST-FLOOR

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



Fully-upgraded DETACHED HOUSE COVERING OVER 2516 SQ. FT.



This south-facing detached house is an exceptional family home that is finished to impeccable standards, offering a wealth of space both inside and out. It has attractive interior design and a high degree of versatility too, featuring three reception rooms, a stylish breakfasting kitchen, and four double bedrooms. It also has a box room and three bath/shower rooms, as well as a family-friendly garden with a sprawling lawn. Situated in the heart of Blackhall, this property further boasts a sought-after location that is very popular with families, thanks to its tranquil ambience, convenient amenities, and proximity to Edinburgh city centre. Viewing is essential as this exclusive home will be in high demand.

GENERAL FEATURES

Fully-upgraded detached house covering over 2516 sq. ft.
Situated in the heart of highly sought-after Blackall
Attractive interior design finished to high standards
EPC Rating - D | Council Tax band - F

ACCOMMODATION FEATURES

Welcoming entrance vestibule and central hall
Expansive living room with French doors to garden
Large games room with a walk-in store cupboard
Versatile sunroom with leafy garden views
Impressive breakfasting kitchen/dining room
Utility room with direct access to the rear garden
Naturally-lit landing with access to eaves storage
Four spacious and versatile double bedrooms
Flexible box room/home office for creative use
Contemporary three-piece en-suite shower room
White-tiled shower room with three-piece suite
Luxurious family bathroom with four-piece suite

EXTERIOR FEATURES

Low-maintenance front garden/multi-car driveway
Expansive rear garden that is enclosed and landscaped



32 MARCH
ROAD





Welcome to
32 MARCH ROAD



Tucked behind established hedgerows, this property has a beautiful façade that belies its actual size.

The front door opens to a vestibule, leading through to a hall where the high standards of the interiors are immediately apparent. It is a wonderful introduction that leaves a lasting impression.



RECEPTION ROOMS



Spacious,
elegant,
and truly
comfortable

The living room

Set at the garden level, the living room has a substantial footprint and elegant interior design, creating a truly comfortable environment for daily use. It can accommodate a wide choice of furnishings and is centred around a handsome fireplace, which helps to organise furniture layouts. This reception area also benefits from French doors extending the room out into the garden – the ideal setup for families.



An expansive living room centred around a handsome fireplace
with French doors to the garden





VERSATILE SUNROOM

& large games room

Just off the living area is a large games room for entertaining family and friends. It is a delightful space which can be used in a variety of ways to suit your lifestyle. It also has a walk-in store cupboard for added practicality. A versatile sunroom by the kitchen provides another area for relaxing and unwinding, one with leafy garden views adding to its serene ambience.



The kitchen

THE SOCIABLE HEART OF THE HOME

The breakfasting kitchen/dining room is the sociable heart of the home, providing an impressive open-plan reception area with a suave monochrome-inspired aesthetic. It has expansive dimensions to host a choice of furnishings (including a table and chairs) and it enjoys a light-filled aspect, heightened by the soothing grey hues. In addition, the kitchen area is well-appointed with white cabinets and

black granite-style worktops, which incorporate a return that doubles as a four-person breakfast bar. Integrated appliances add to the look, whilst a nearby wall-mounted electric fire keeps the room cosy and warm. The space also provides access to the garden-level and first floors, and it has a neighbouring utility room with direct access to the rear garden via an external spiral staircase.





FOUR BEDROOMS AND A BOX ROOM



The four bedrooms are located throughout the home, each room enjoying attractive modern styling and easy-to-maintain floors. Bedroom two, with a bay window and a press cupboard, highlights the versatility of the property, being arranged as a formal dining room for

family meals and special occasions. Like bedroom three, it is on the ground floor to the south-facing front. The fourth bedroom is at the garden level, close to two walk-in cupboards and a flexible box room that is perfect for creative use, such as a private office.



Off a naturally-lit landing with eaves storage, the principal suite occupies the entire first floor, providing a haven for its owners. It further boasts a contemporary en-suite shower room, fitted with generous storage below the washbasin and sandy-toned tiling.

The principal suite





Bathroom facilities ON EVERY FLOOR



Conveniently, there are bathroom facilities on every floor. At the garden level, there is a three-piece shower room with white tiles and a step-in shower cubicle shielded by feature block glazing. On the ground floor is the luxurious family bathroom, which has a monochrome-style colour palette and a four-piece suite, including a bath and a steam-cabinet shower cubicle for a spa-like experience. The principal bedroom's en-suite, meanwhile, serves the first floor.

GARDENS & PARKING

A scenic outdoor environment for every member of the family

To the south-facing front, there is a low-maintenance garden and multi-car driveway laid with monoblock paving. To the rear, a timber deck leads down to a neat patio and a sprawling lawn fringed by mature planting. This expansive rear garden is fully enclosed and professionally landscaped, providing excellent privacy and a scenic outdoor environment for every member of the family. It is a magnificent space which captures lots of daily sun as well.

Extras: The sale includes all light fittings, an integral double oven, a 900W microwave, a glass cooker hob, a cooker extract/light hood, a dishwasher, all window blinds & all carpets/flooring, and a garden shed. Whilst the furniture is available by negotiation. 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.



A TIMBER DECK LEADS DOWN TO A NEAT PATIO
AND A SPRAWLING LAWN

BLACKHALL, EDINBURGH

A popular choice among families and professionals owing to its tranquil setting close to beautiful parks & woodland



Hugged by large green areas of natural beauty is Blackhall, a tranquil, sought-after suburb situated only a few miles away 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 offers 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 level 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 and Murrayfield Stadium offers 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 bus night services.



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