

COULTERS[®]

35 MARCH ROAD

BLACKHALL, EDINBURGH, EH4 3TA

 3 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

35 March Road, a warm and welcoming, semi-detached house, superbly situated in the sought-after area of residential area of Blackhall. The property has been a loved home with a delightful south facing garden, generous garage, driveway and summerhouse. The property is now ready for its next chapter of ownership. The home has been extended to the rear and into the attic, offering sizeable and flexible accommodation over two floors. The front door opens onto a bright hall and stair to the first floor. A comfortable sitting room provides views to the front of the house, with a mantelpiece and open flame gas fire creating a lovely focal point in the room. The sitting room could easily be used as a fourth bedroom if required.

KEY FEATURES



Significantly extended semi-detached house.



Three bright and engaging bedrooms.



Charming, enclosed south facing rear garden, patio and summerhouse.



Large garage and driveway for at least 3 cars.



Set in the sought after area of Blackhall.



Excellent local amenities nearby.



EPC Rating - D



Council Tax Band - F





To the rear is a living room with another fireplace and patio doors giving access to the charming rear garden, flooding the room with natural light. Open plan to the living room is the formal dining room, with plenty of space for a large table and chairs, perfect for entertaining.

The kitchen is fitted with a series of wall and base mounted cabinetry and integrated appliances which comprise: gas hob, electric oven, extractor hood. Adjacent is a more informal dining area with further patio doors opening onto the patio. There is also access to the large, bright garage area, again filled with light from more patio doors to the garden. At ground level there is also a handy bathroom (with bath, WC and wash hand basin).





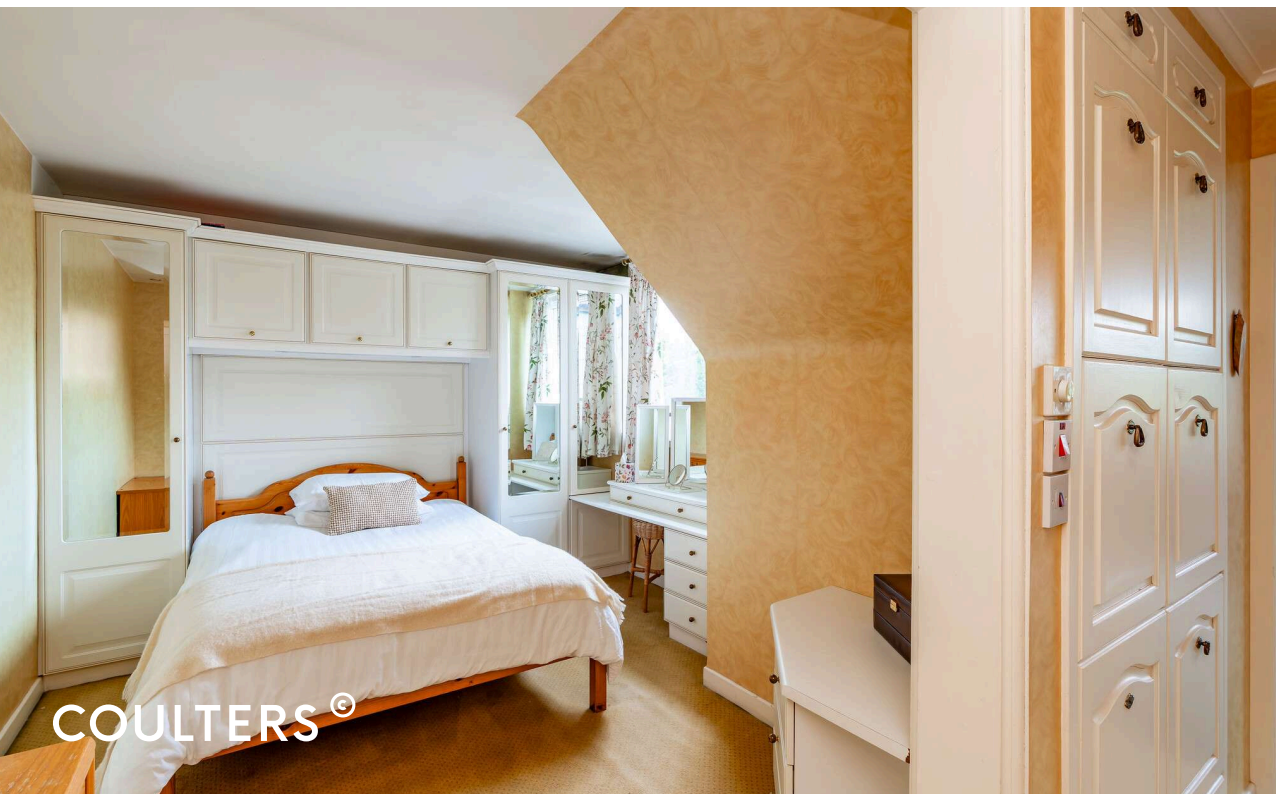
MORE INFORMATION

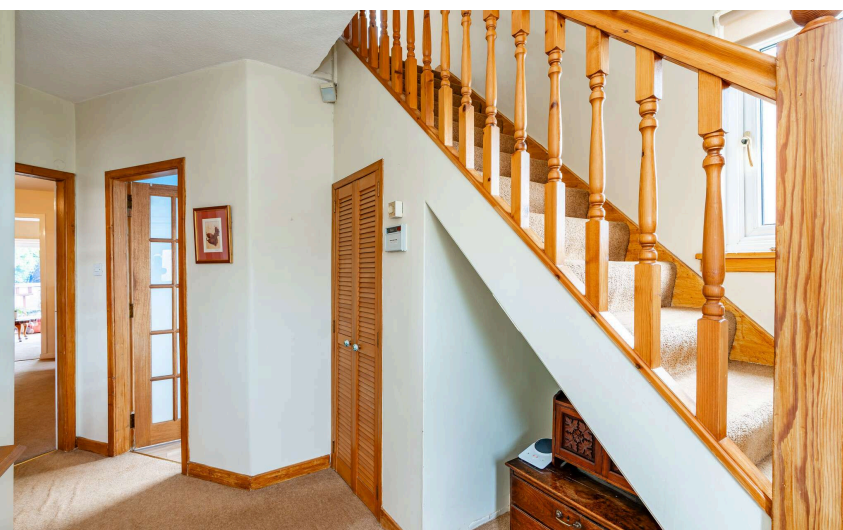
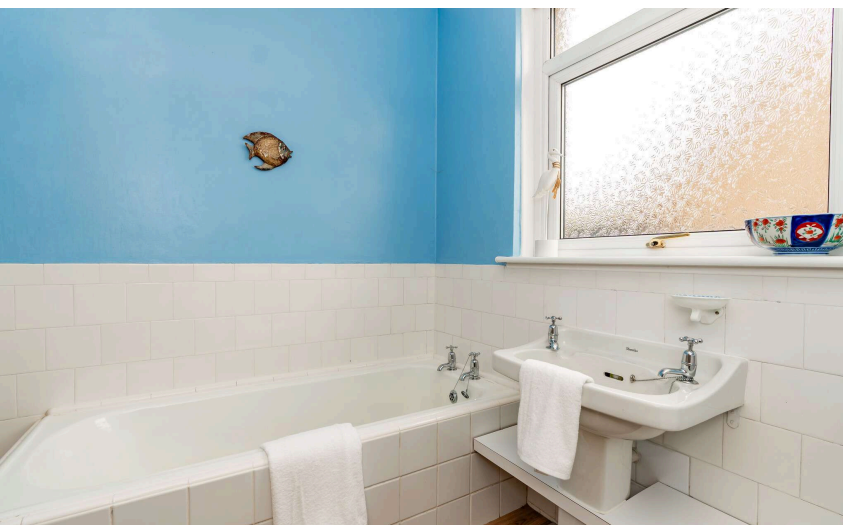
On the first floor are three bright bedrooms, of which the charming principal bedroom has views to the front, whilst the other two look to the rear over the garden. A shower room is also located here (with shower cubicle, WC, bidet and wash hand basin) and there are also numerous storage options throughout the home.

Heating and hot water are provided by gas central heating and there is double glazing.

The front garden is landscaped, planted with a lovely, low maintenance mix of established bushes and shrubs.

Last, but by no means least is the stunning rear terraced garden with a patio area and steps leading up to the garden's elevated position. A path gently winds through it, where there is a delightful summerhouse, established bushes, shrubs, hedging for privacy and lawn.









THE LOCAL AREA

The highly desirable residential neighbourhood of Blackhall is located to the north-west of Edinburgh's City Centre, close to the beautiful open spaces of Corstorphine Hill, Cramond Beach and numerous popular golf courses.

For everyday shopping needs, there are a variety of shops on Hillhouse Road and Craighleith Retail Park offers a Sainsbury's and Marks and Spencer. Nearby Comely Bank and Stockbridge have a wide selection of cafe, bars, restaurants and independent shops.

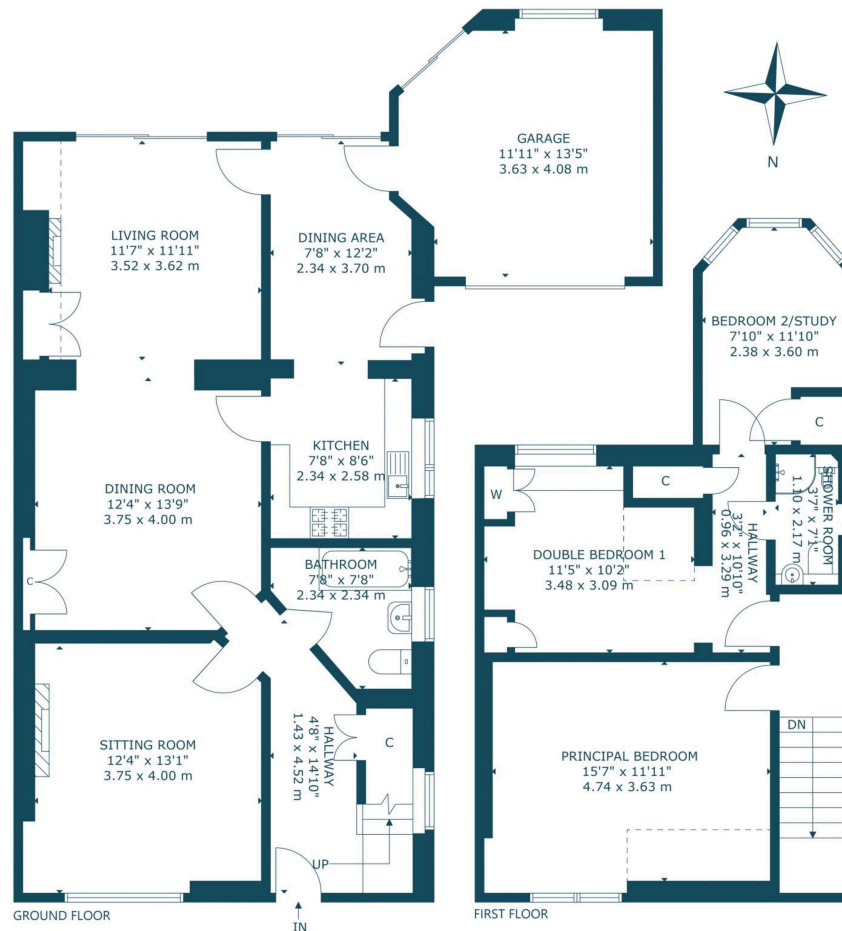
The area benefits from a wide selection of bus links into the City Centre and also offers quick road access to Edinburgh International Airport, the Queensferry Crossing and the M8.



EXTRAS

The garden shed, curtains, blinds, light fittings, fitted flooring and kitchen appliances are included in the sale price.

Some additional items of furniture may be available by separate negotiation.



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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,281 SQ FT / 119 SQ M GARAGE 118 SQ FT / 11 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.