



Attractive and well-proportioned Three-bedroom, semi-detached bungalow



An attractive, three bedroom, semi-detached period bungalow, beautifully situated in this quiet cul-de-sac location. It has been well maintained, has bright well-proportioned rooms throughout and features 1930's design, four panel doors with art deco handles and latches. The sitting room has a bay window to the front overlooking the garden and an attractive multi fuel stove, featuring a 1930s design, handmade 'Keynsham' oak mantel with a granite hearth, perfect for warming the cooler months of the year. The generously proportioned, open plan dining room provides space for a large table and chairs and leads to a stylish quality kitchen which has coloured units and contrasting work tops. The kitchen has patio doors and window to the rear garden. On this floor are two spacious double bedrooms and a family bathroom with bathroom suite and shower. The bespoke staircase has handmade art deco style spindles with matching posts. On the upper floor is a most spacious master suite with large bedroom and en-suite shower room. In addition, there is a small study with Velux window. An easily maintained garden to the front sheltered by a hedge with a pathway leads to the front door. The extensive rear garden provides lots of different areas to enjoy including lawns, wooded areas and a wildlife section with pond. The garden has well stocked, mature borders containing a variety of interesting plants and shrubs. Early viewing is essential to appreciate this family home in an excellent school catchment area

Key Features

- Entrance vestibule and hall
- Sitting room with multifuel stove
- Open plan dining room to kitchen
- Two spacious double bedrooms
- Family bathroom
- Master bedroom with en-suite shower room
- Study
- Period features
- Good storage
- Gas central heating and double glazing
- Driveway for two cars
- Single garage with power and lighting
- Front garden, and extensive well-stocked gardens to rear



Blackhall

Blackhall is a highly sought-after residential area, ideally situated within easy reach of Edinburgh's West End and city centre. The area offers excellent local shopping, with supermarkets on Ferry Road, in Comely Bank, and at Craighleith Retail Park, while nearby Stockbridge is renowned for its independent boutiques, cafés, restaurants, bars, and popular weekly market. Blackhall is particularly well regarded for its excellent choice of state and private schools, including Fettes College, The Edinburgh Academy, Stewart's Melville College, St George's School for Girls, Mary Erskine School, and Flora Stevenson Schools. Superb leisure opportunities include walks along the Water of Leith, Inverleith Park, Cramond Shore, the Royal Botanic Garden Edinburgh, and nearby Murrayfield and Ravelston golf courses. Excellent bus services and easy access to the City Bypass and Edinburgh Airport complete this exceptionally convenient location.



Extras

All fitted carpets, curtains, blinds, washing machine, tumble drier, dish washer, induction hob, double oven, fridge freezer, garden shed and greenhouse (No warranties given)

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

Home Report Valuation

£550,000

EPC Rating

C

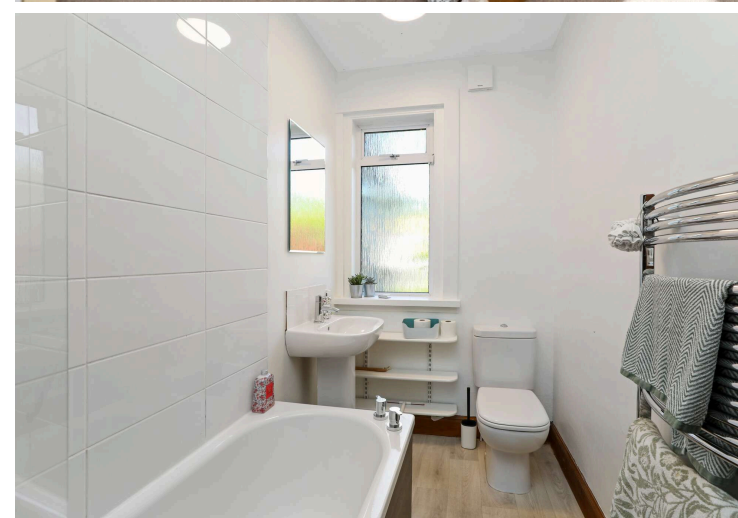
Tenure

Freehold



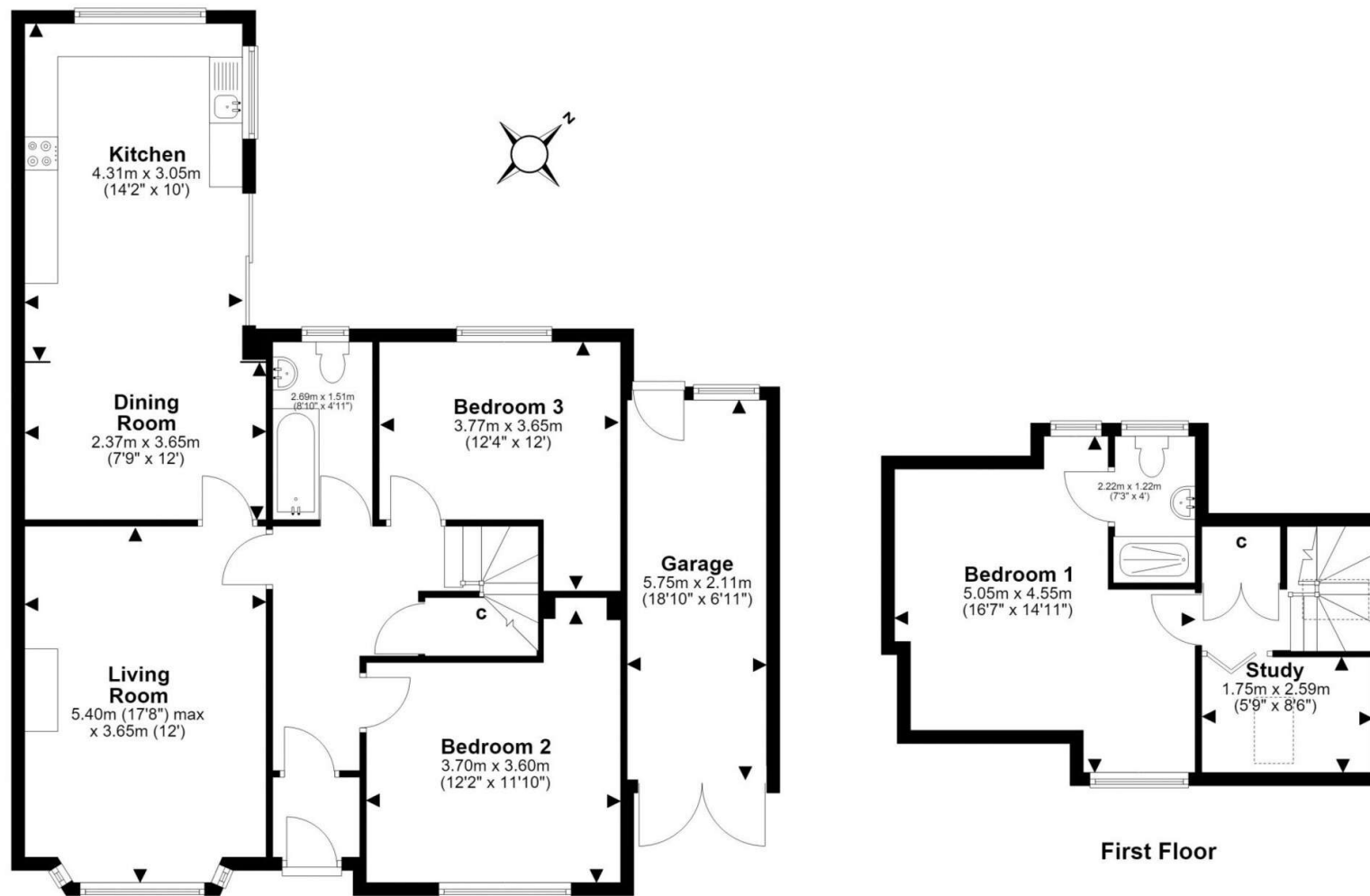


"An impressive, beautifully extended semi-detached family home, offering generous and versatile accommodation throughout"









This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

Ground Floor

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