










Offers Over  
**£625,000**

## 27 Craigcrook Road

Blackhall | Edinburgh | EH4 3PG

A most appealing detached bungalow which is brimming with potential to extend/renovate and enjoys a superb location on a charming tree lined street, in the capital's desirable Blackhall area.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- G



## Description

A much-loved home for many years the property has been well preserved throughout and boasts spectacular mature garden grounds, off-street parking and a substantial floored attic, giving the house excellent scope to develop into a more substantial family home (subject to consent).

The accommodation briefly comprises: entrance vestibule leading in to the main hallway, with a hatch and ladder in turn giving access to the floored attic, comfortable multi aspect reception room with delightful south facing views of Ravelston Park, well equipped kitchen which has been fitted with a range of base and wall mounted units, complete with coordinated worktops, splash tiling and an assortment of appliances, rear porch, versatile dining/family room with a bay window looking out over the back garden, two double bedrooms, a single bedroom, and family bathroom/wet room with WC, pedestal basin, bath and walk-in shower area.



The property further benefits from a relatively recently installed boiler (2022).

## Extras

All light fittings, curtains, blinds, dining table and sideboard in the dining room, white goods and integrated appliances will be included.

## Gardens and Parking

There is a good sized lawned garden to the front of the house, which overlooks Ravelston Park and is bordered by a mature hedge. A driveway and single garage can be driven through into the back garden carport for excellent additional secure parking. Undoubtedly one of the standout features of this charming home, is the spectacular fully enclosed rear garden. Comprising areas of lawn, with well stocked planted beds and a variety of trees, the garden offers a safe all season's space for all the family to enjoy.

## Viewing

By appointment through Neilsons (0131 625 2222).





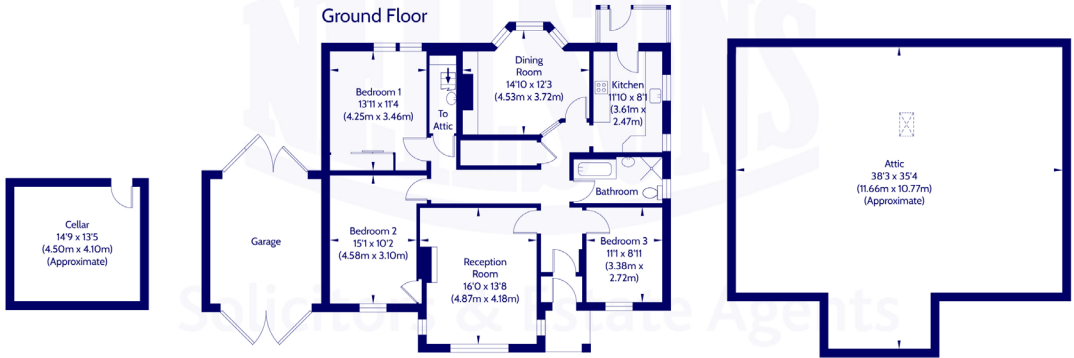
## Location

The prestigious district of Blackhall lies north-west of the City Centre and is well placed for the commuter with ease of access to the City Bypass, national motorway network, Forth Road Bridge, Haymarket Train Station and Edinburgh International Airport. Bus services also provide quick and frequent access to the city centre and surrounding areas. Excellent shopping facilities are close at hand, with a variety of local retailers, banks and post office, together with larger high street names located at the nearby Craigeith Retail Park, Stockbridge and Comely Bank. The Royal Botanic Gardens, Inverleith Park and Cramond foreshore provide local picturesque walks and the vast array of the city's galleries; museums, theatres and cinemas are but a short journey away. Blackhall Primary School and The Royal High School are within the school catchment area. The property is also convenient for many of Edinburgh's highly-regarded private schools.





Approx. Gross Internal Floor Area 119 Sq M / 1283 Sq Ft.



Area excludes Attic, Garage & Cellar  
All measurements are approximate. Not to scale. For identification only.  
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- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
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