

COULTERS<sup>©</sup>

# 60 CRAIGCROOK ROAD

BLACKHALL, EDINBURGH, EH4 3PJ

 3 BED  3 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

Set in the heart of the sought-after residential area of Blackhall, 60 Craigmock Road is an immensely engaging, well presented, detached three-bedroom bungalow with wonderful, established and generous private gardens to the front and rear.

The spacious sitting room/dining room is flooded with natural light from opposite sides and has a lovely, bright outlook to gardens. A working fireplace forms an appealing focal point in the room. There is ample space for a large dining table and chairs for entertaining.

## KEY FEATURES



Immensely engaging semi-detached house.



Three double bedrooms plus a large office/study.



Beautiful, established private gardens to the front and rear.



Off-street parking for 2-3 cars.



Located in sought after Blackhall.



Excellent local amenities nearby.



EPC Rating - D



Council Tax Band - G



The heart of the home is the lovely bright kitchen/dining room is fitted with L-shaped wall and base mounted cabinetry with worktops. The appliances comprise; induction hob and electric double oven, washing machine, a free-standing fridge/freezer and a dishwasher. A dining area allows for the inhabitants of the home to congregate more informally, whilst enjoying a charming outlook over the garden through the conservatory.

With a lovely bay window, the principal bedroom one is to the front of the property, benefitting from an en-suite shower room (shower enclosure, WC and wash hand basin). On the ground floor there is also a very generously sized office/study which has outlooks to both the front and rear gardens, in addition to a bathroom (with bath, WC and wash hand basin).





## MORE INFORMATION

On the first floor there are two further double bedrooms, of which one has a deep storage cupboard off. A shower room (with WC, wash hand basin and shower cubicle) is also located here. Heating and hot water is provided by gas central heating.

The gated front garden is mainly laid with lawn, with trees and boundary hedging adding screening. A monobloc driveway allows parking for 2-3 cars.

The delightful, enclosed rear private garden is a treat for any gardener with well-established with varied planting such as peonies, rhododendrons, a bay tree, fig tree, bamboo, elder, fruit trees and bushes to name but a few. Sectioned into several areas, there is a large lawned area, two separate patio areas, a decked area and a sizeable vegetable garden with a large shed and greenhouse.









## THE LOCAL AREA

The highly desirable residential neighbourhood of Blackhall is located to the north-west of the 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 Craigeith 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 property is in catchment for Blackhall Primary School, St. Andrews Fox Covert RC Primary School, St. Augustine's RC High School, and the Royal High Secondary School. Many of the city's finest private schools are also within easy reach. These include Erskine Stewarts Melville, Fettes College, Edinburgh Academy, and St George's School.

The area benefits from a wide selection of bus links (including the number 13 bus from nearby Craigcrook Road) into the City Centre and also offers quick road access to Edinburgh International Airport, the Queensferry Crossing and the M8.

## EXTRAS

All curtains, light fittings, fitted flooring and integrated appliances are included in the sale price. Some additional items may be available by separate negotiation.

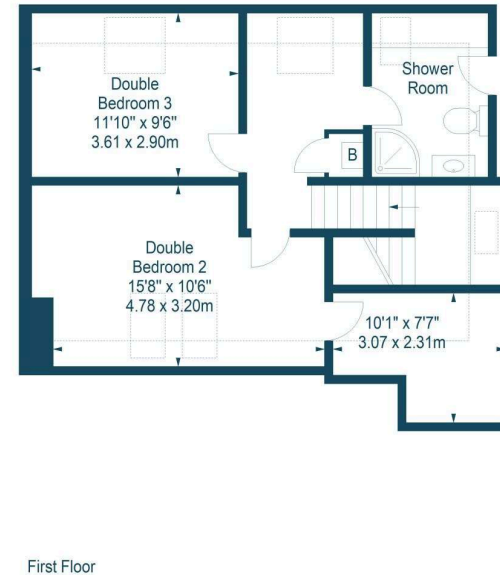
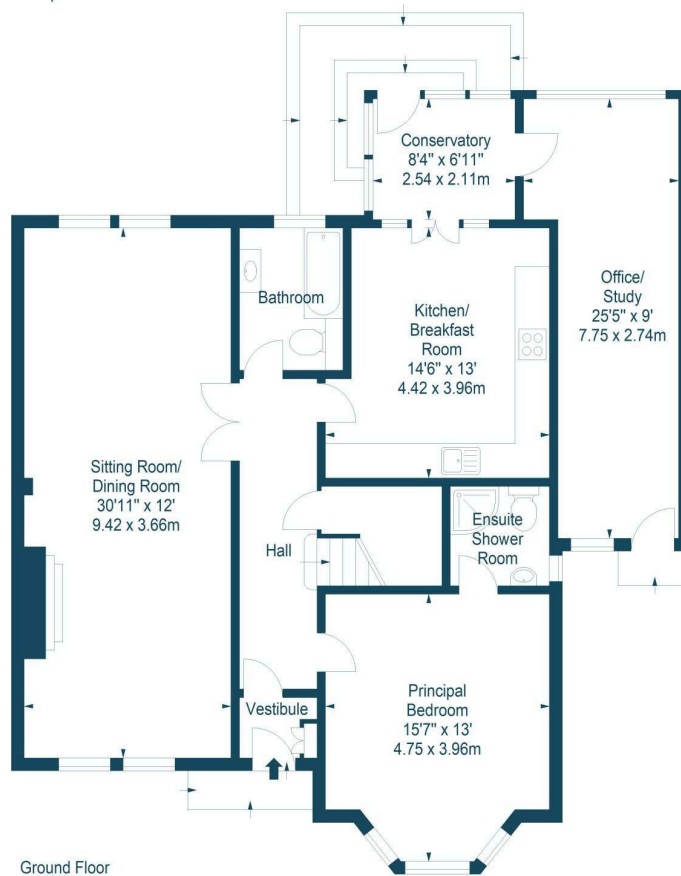
**HOME REPORT VALUATION: £600,000**



Craigcrook Road,  
Edinburgh,  
Midlothian, EH4 3PJ



Approx. Gross Internal Area  
1840 Sq Ft - 170.94 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH

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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.