

COULTERS[©]

48 STRACHAN ROAD

BLACKHALL, EDINBURGH, EH4 3RG

 5 BED  4 BATH  2 PUBLIC



TAKE A LOOK INSIDE

48 Strachan Road is an outstanding detached house situated within one of Edinburgh's most sought-after residential areas, offering beautifully presented and exceptionally flexible family accommodation in the heart of Blackhall. Extending to circa 2,400 square feet and occupying a generous plot with a wonderful south-west facing rear garden, the property has been thoughtfully upgraded and extended by the current owners to create a stylish and highly versatile home perfectly suited to modern family living. Throughout, the home is presented in excellent condition with tasteful décor and high-quality finishes creating a warm and welcoming atmosphere.

KEY FEATURES



Exceptional detached family home.



Offering five double bedrooms.



Beautiful private gardens plus modern garden room.



Private driveway.



Excellent schools nearby.



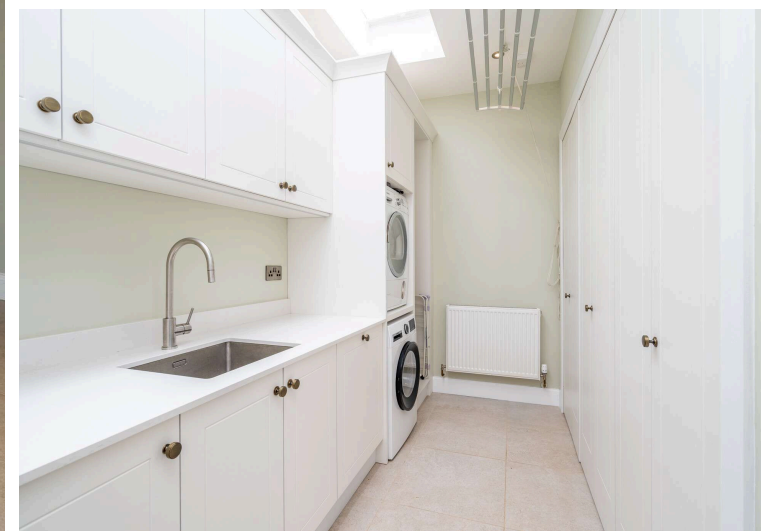
Wonderful walks and green spaces in the area.



EPC Rating - C



Council Tax Band - G



The ground floor accommodation flows from a bright and spacious central hallway. The heart of the home is the stunning open-plan kitchen, dining area and adjoining sitting room, all beautifully connected and designed to maximise natural light and the direct access to the garden via full width sliding doors which opens the entire living space to the patio and garden. The generously proportioned sitting room is centred around a cosy wood-burning stove with fireplace surround and hearth, creating an inviting focal point.

Designed with both entertaining and everyday living in mind, the bespoke David Douglas designer kitchen will particularly appeal to those who enjoy cooking and features a superb range of state-of-the-art integrated Miele appliances including a steam oven, fan oven and warming drawer, alongside excellent storage and a cleverly designed built-in pantry cupboard, ideal for housing a coffee machine and additional appliances for highly functional but clutter-free environment.





MORE INFORMATION

Just off the dining area, the matching bespoke utility room is both functional and stylish and offers extensive built-in storage, a traditional drying pulley and direct access to the garden.

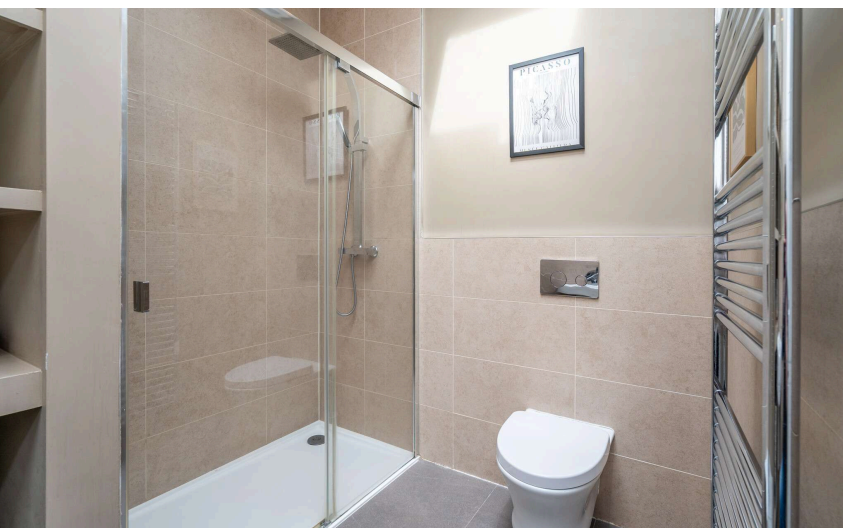
The property has been extended to create an impressive additional reception space offering exceptional versatility, suitable as either an additional family room (as is currently the case) or a particularly spacious double bedroom, with adjoining en suite shower room. Also on the ground floor is the principal bedroom with walk-in wardrobe and en suite shower room, a further double bedroom and a modern family bathroom. Upstairs, there are two additional double bedrooms and a contemporary shower room, while the eaves provide additional storage space.

Externally, the beautifully landscaped rear garden provides a superb private setting for outdoor living and entertaining. Designed to make the most of its sunny aspect, the garden features a large patio seating area ideal for barbecues and al fresco dining, alongside mature planting and lawn. A recently built garden room/home office is located in a secluded part of the garden and offers a bright and versatile workspace, complete with a sedum roof, skylight, sliding glass doors, heating panels and hardwired connectivity. With sofa bed, the garden room doubles as a guest bedroom when needed. There is also an extra-large garden shed, ideal for storing outdoor equipment and furniture.

To the front, the property benefits from a large gravel driveway providing excellent off-street parking, in addition to a well-maintained front garden bordered by mature hedging which offers a high degree of privacy.

The property is fitted with modern gas central heating and double glazing throughout.









THE LOCAL AREA

The neighbourhood is well served by a wide range of local amenities, including independent shops, cafés and everyday conveniences, with more extensive retail options available nearby at Craigleith Retail Park and in neighbouring Stockbridge.

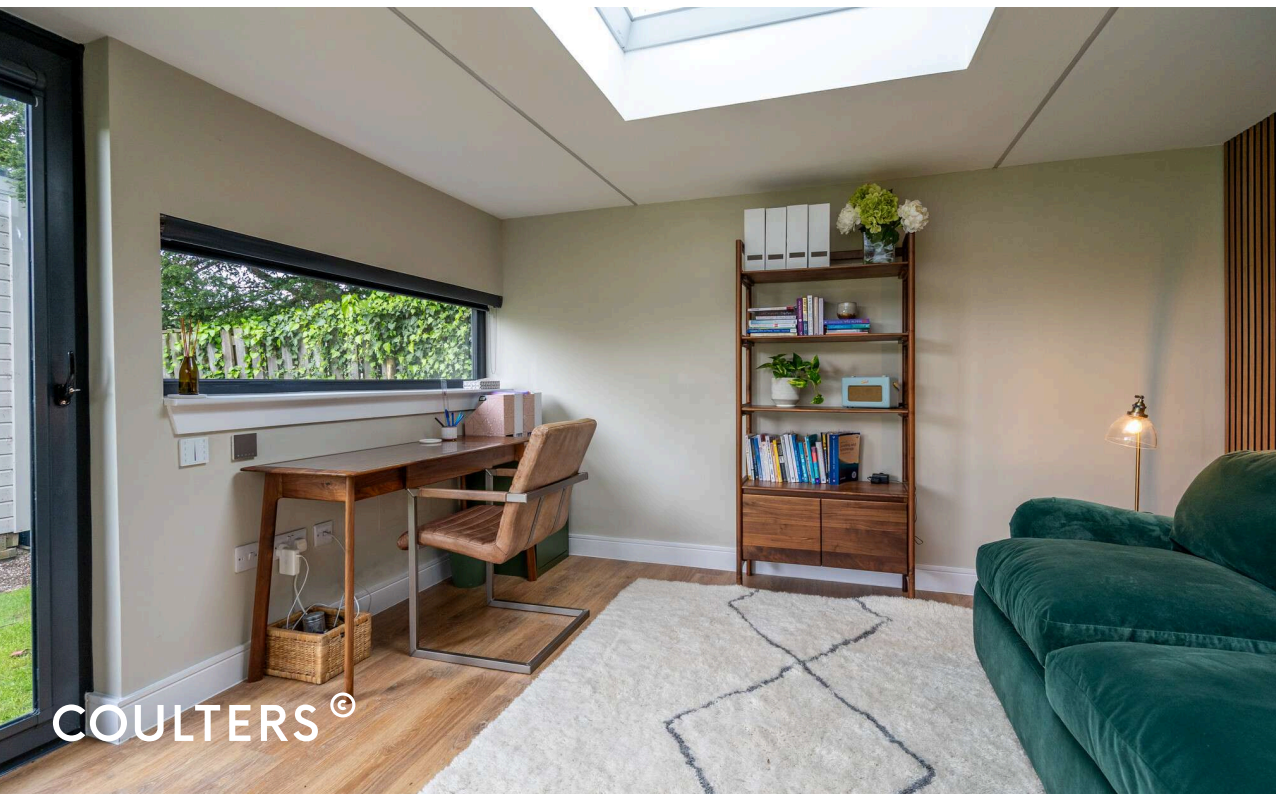
Blackhall is ideally positioned for outdoor recreation, with nearby green spaces including Corstorphine Hill, Inverleith Park and the picturesque Water of Leith walkway, all offering excellent opportunities for walking, cycling and family outings. Residents are also within easy reach of a number of excellent leisure facilities including Blackhall Lawn Tennis Club, Murrayfield Stadium and Ravelston Golf Club. The area is particularly popular with families due to the highly regarded schooling on offer, including Blackhall Primary School and The Royal High School, alongside a number of respected private school options within easy reach.

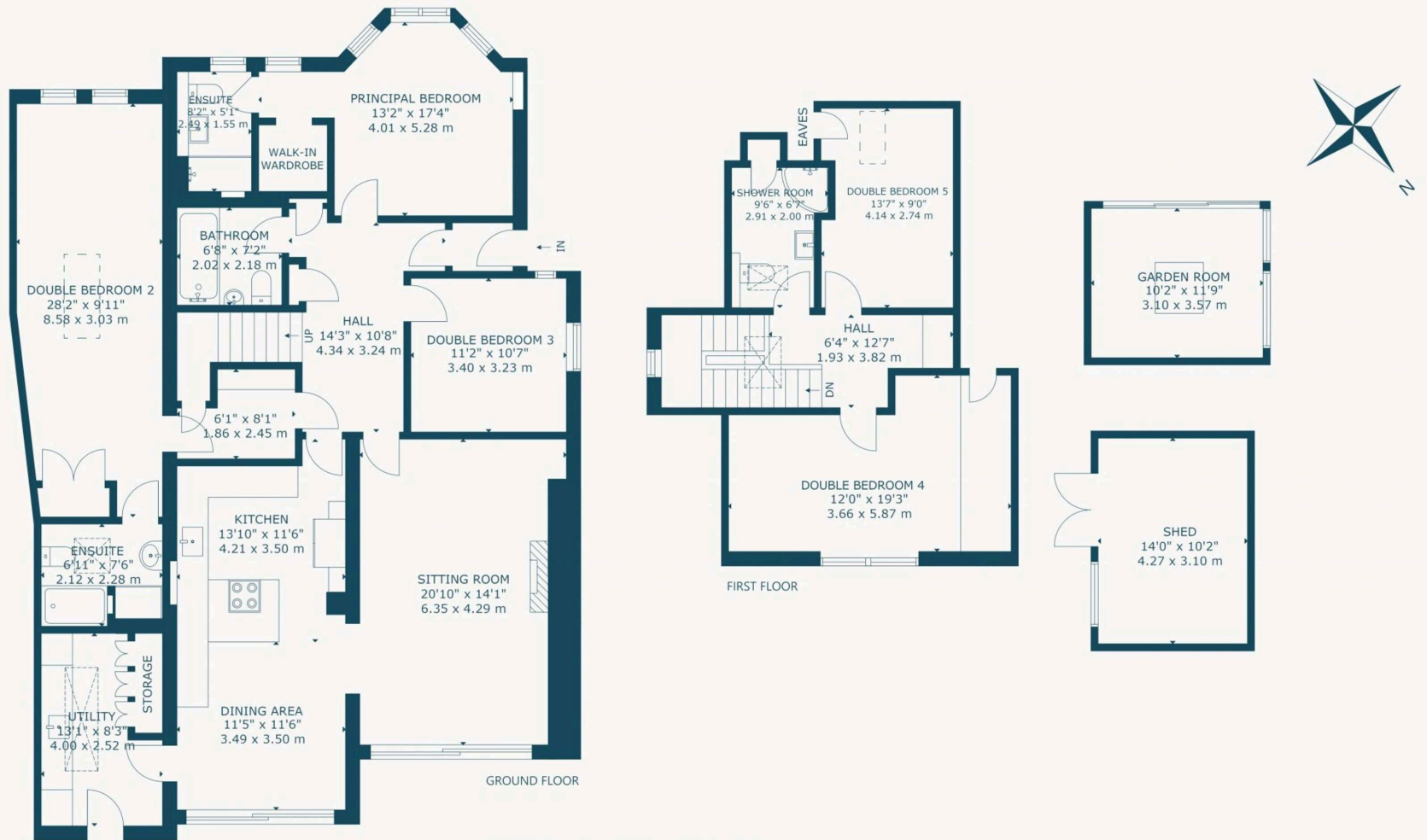
Excellent transport links are available, with regular bus services providing swift access to Edinburgh's City Centre, while the Queensferry Crossing, City Bypass and Edinburgh Airport are all easily accessible for travel further afield.

EXTRAS

Most curtains, blinds, light fittings (excluding kitchen pendant lights and wall-hung lights in bed 3), fitted flooring and integrated appliances are included in the sale price. The wine fridge in the utility room, wall mounted TV & bike hangers in bed 2 as well as the blind and curtain pole in bed 3 do NOT form part of the sale.

HOME REPORT VALUATION: £900,000





48 STRACHAN ROAD, EDINBURGH, EH4 3RG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,325 SQ FT / 216 SQ M
 SHED 142 SQ FT / 13 SQ M, GARDEN ROOM 158 SQ FT / 15 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.