



The Yew

RIVERSIDE ROAD

Craigiehall Meadows, Craigiehall, Edinburgh, EH30 9TP

Riverside Road

HOUSE TYPES

This executive four-bedroom detached house is a modern residence (built circa 1960) that has been completely refurbished and upgraded, whilst retaining its expansive mid-century proportions. It is a perfect union of large, light-filled rooms and stylish contemporary aesthetics. Finished to luxurious standards, this family home enjoys sophisticated interior design and a host of brand-new features, including a new kitchen, bathroom, en-suite, and WC. For added efficiency, it also boasts a new roof, triple glazing, upgraded electrics, new flooring and carpets, and a new gas central heating system.

THE YEW

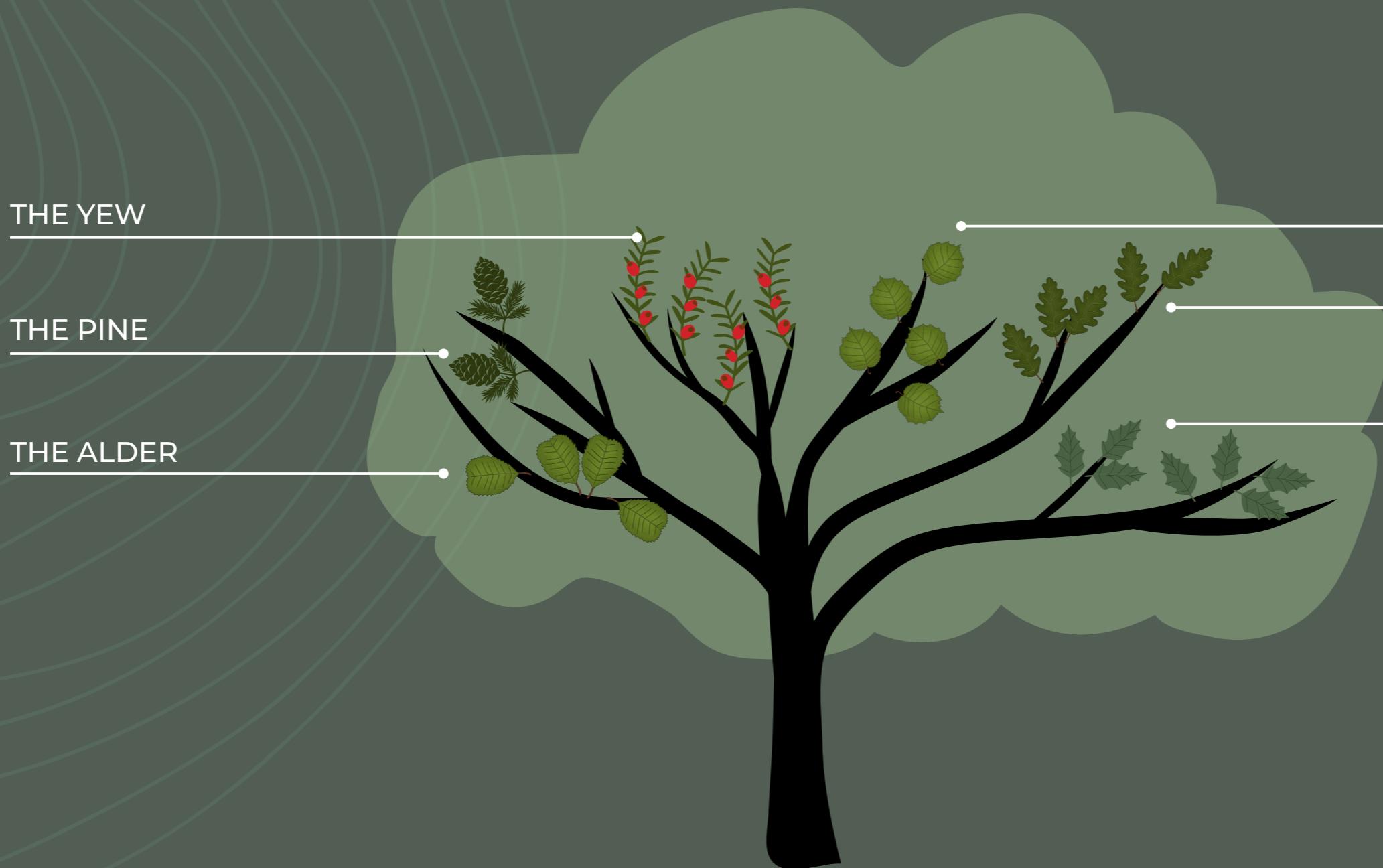
THE PINE

THE ALDER

THE HAZEL

THE OAK

THE HOLLY





The Yew

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GENERAL FEATURES:

A stunning detached house with stylish modern interiors
Acclaimed development of refurbished mid-century homes
Outstanding natural beauty and impressive countryside views
Fully upgraded to exceptionally high standards throughout
Includes fresh decoration and brand-new fixtures and fittings

ACCOMMODATION FEATURES:

Bright vestibule and hall with storage and a new WC
Expansive living room with French doors to garden
Brand-new Shaker-inspired kitchen/dining room
Separate utility room and vestibule with two stores
Bright landing with airing cupboard and attic access
Principal suite with a new en-suite bathroom
Three additional bedrooms with built-in storage
Brand-new family bathroom with three-piece suite
New gas central heating system and triple glazing

EXTERNAL FEATURES:

Wraparound gardens predominantly laid to lawn
Private driveway and a detached single garage
EPC Rating: D
Council Tax Band: F



Property Name

THE YEW, RIVERSIDE ROAD

Location

EDINBURGH, EH30 9TP

Approximate total area:

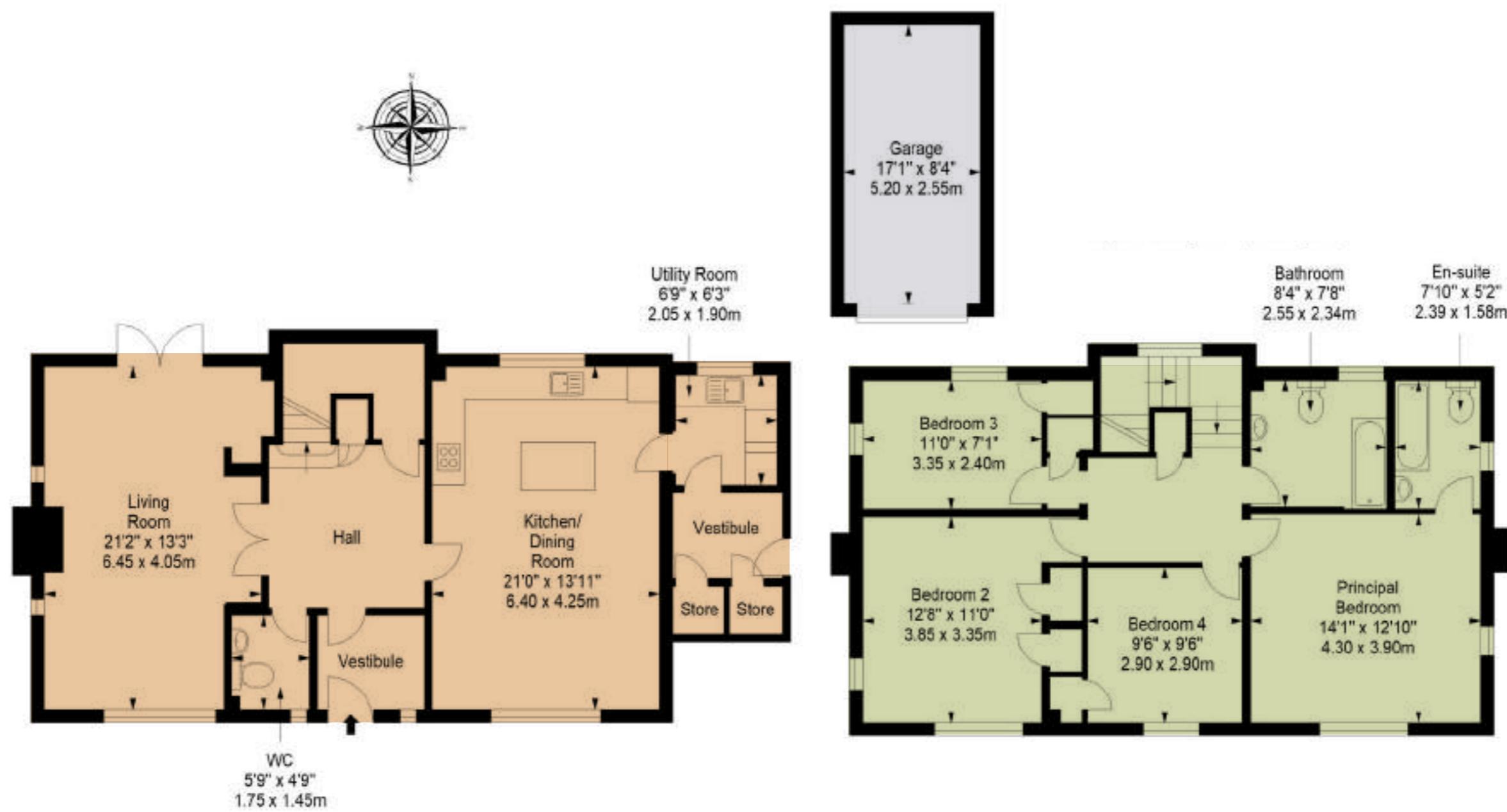
160.8 SQ. METRES (1730.9 SQ. FEET)

The floorplan is for illustrative purposes.
All sizes are approximate.

Ground Floor

First Floor

Garage





Welcome to *The Yew*

Introducing a stunning four-bedroom detached house which forms part of the exclusive Riverside Road development at Craigiehall Meadows, offering a scenic semi-rural lifestyle within convenient reach of Edinburgh city centre.



Step into an immaculate
Family home



The home begins with a bright and welcoming vestibule that flows through to a central hall, which immediately establishes the flawless interior design. Two built-in cupboards add practicality, along with a brand-new WC for added convenience.



Living room

A haven of relaxation



The living room is a haven of relaxation, enjoying sumptuous minimalist-inspired styling and subtle accent walls. It has expansive dimensions to accommodate a wide choice of furnishings and different layouts; plus, multi-aspect windows flood the entire space in natural light. Furthermore, French doors extend the room out onto the garden's patio – the ideal setup for families.



Enjoying sumptuous minimalist-inspired styling and subtle accent walls





A brand-new
Shaker-inspired kitchen



Arranged around a central island, the kitchen/dining room has a contemporary Shaker-inspired design, offering generous cabinet storage and durable composite worktops. An on-trend colour palette elevates the space further, along with premium integrated appliances that ensure a sleek and seamless finish (induction hob, eye-level oven, microwave/grill oven, fridge/freezer, and dishwasher). Like the living area, this dual-aspect space spans the entire depth of the home, providing plenty of room for a large table and chairs for those lively dinner parties. For added practicality, there is a neighbouring utility room and a side vestibule to the garden which has two handy stores for coats and muddy boots.



Four comfortable bedrooms for a peaceful night's sleep

The four bedrooms are on the first floor off a naturally-lit landing with an airing cupboard and attic access for further storage. All the bedrooms maintain the keen attention to detail, enjoying modern styling and plush carpets to foster a comfortable and relaxing ambience. Adding to their tranquillity, the bedrooms also enjoy wonderful countryside views.



An idyllic retreat

In addition, the dual-aspect principal bedroom has the luxury of a new en-suite bathroom, providing an idyllic retreat that is complete with an overhead rainfall shower. Bedrooms two and three also have dual-aspect windows and both benefit from two built-in store cupboards. The fourth bedroom has built-in storage and versatile proportions that could work equally well as an office.



Stylish *newly-fitted bathrooms*

Serving the first floor is a three-piece family bathroom with an over-bath shower. Like the en-suite and WC, all the fixtures and fittings are brand new ensuring a pristine aesthetic for buyers.



private gardens

Surrounded by open countryside



Wrapping around the home, the gardens feature a patio area for alfresco dining and long stretches of lawn that look out across the open countryside – a truly scenic backdrop to admire. Enclosed by established hedgerows and fencing, there is lots of space for families and excellent privacy too. A private driveway and a detached single garage provide off-street parking.

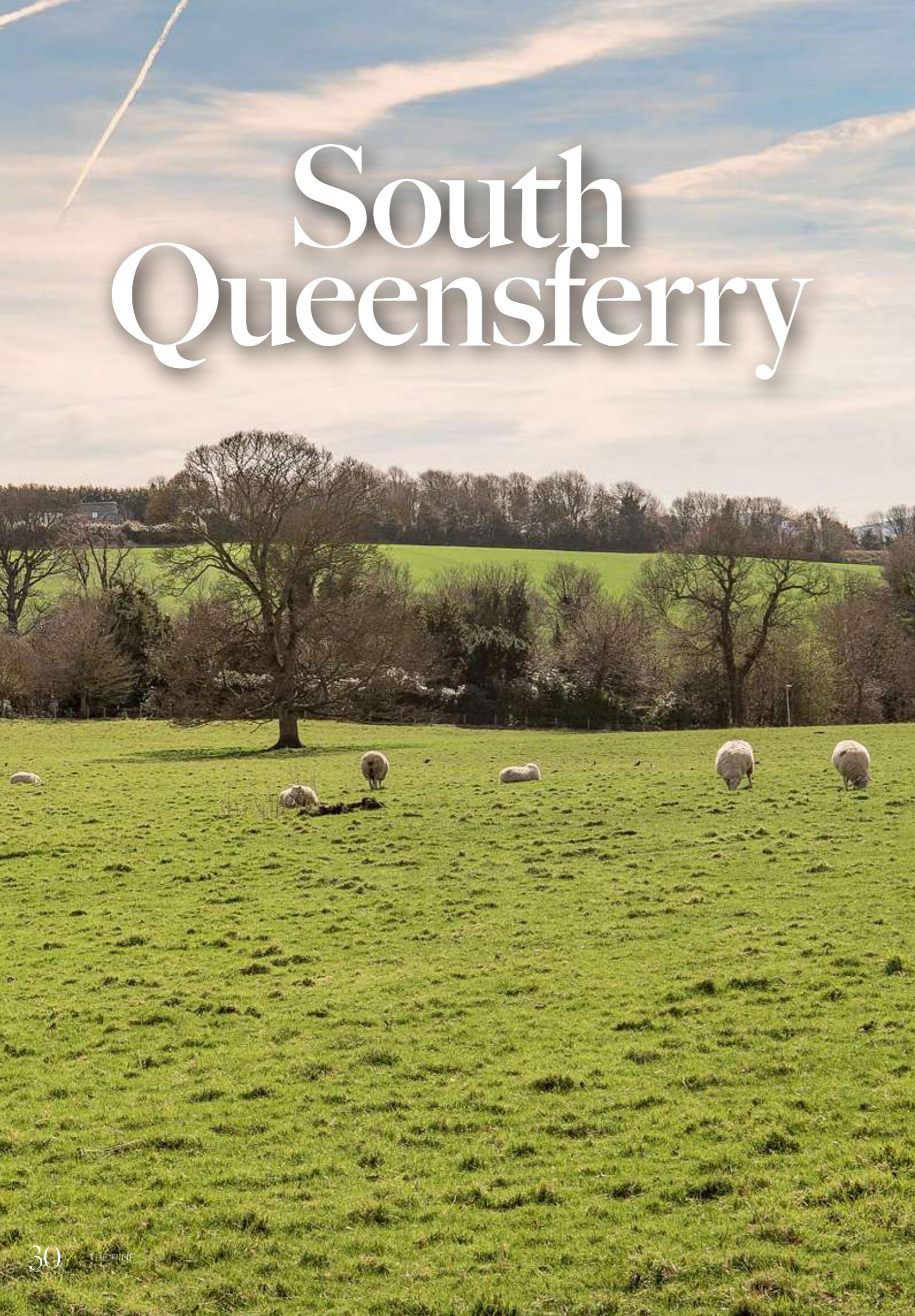
Extras: included in the sale are all fitting floor and window coverings, light fittings, and integrated kitchen appliances.

Factor: Craigiehall Meadows is a factored development managed by Hacking & Paterson, at a cost of approximately £60 per month.

The factoring fee covers the maintenance of communal areas, including private roads and lighting, as well as the upkeep of shared gardens, grounds, and parking areas.



South Queensferry



An enticing combination of tranquil coastal living and easy city access

Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, South Queensferry offers an enticing combination of tranquil coastal living and easy city access with services from Dalmeny Train Station taking you to the heart of Edinburgh in 20 minutes. The conservation area of South Queensferry boasts breath-taking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the Forth Bridge. A range of local amenities includes top-ranking restaurants, cafés, traditional pubs, and independent retailers. On the outskirts of town, you will find a major supermarket and well-known chain restaurants. The area caters well for schooling, from nursery to secondary level and provides a wealth of recreational facilities and scenic nature trails at Leuchold Woods, Dalmeny Park, the marina, or a stroll on the banks of the Forth. With its position close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh airport) is fast and convenient.



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dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.