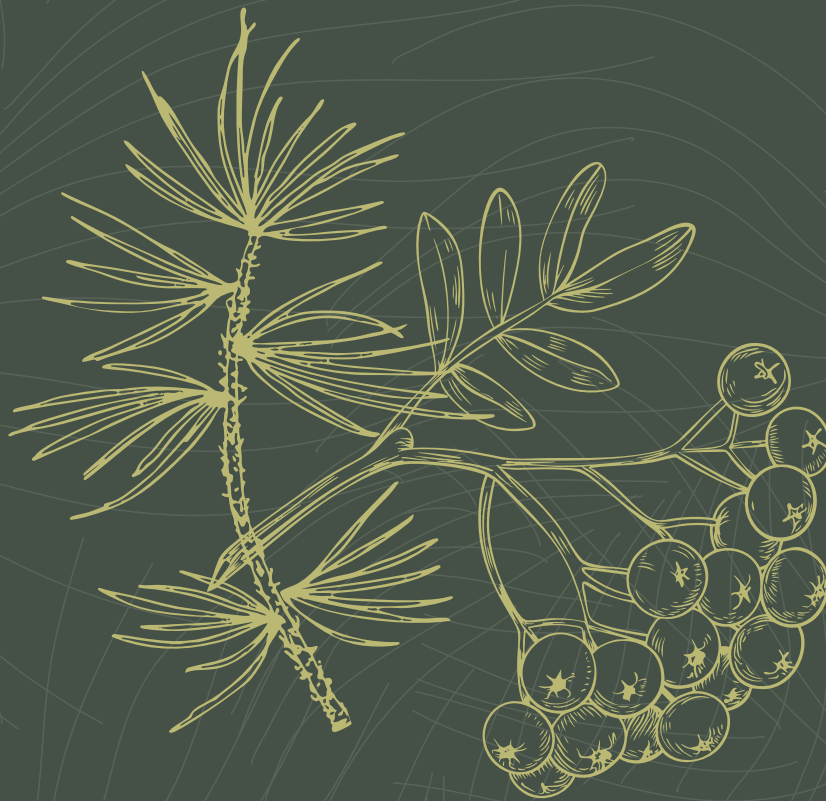




The Scots Pine & Rowan View

HILLSIDE TERRACE

Craigiehall Meadows, Craigiehall, Edinburgh, EH30 9TJ



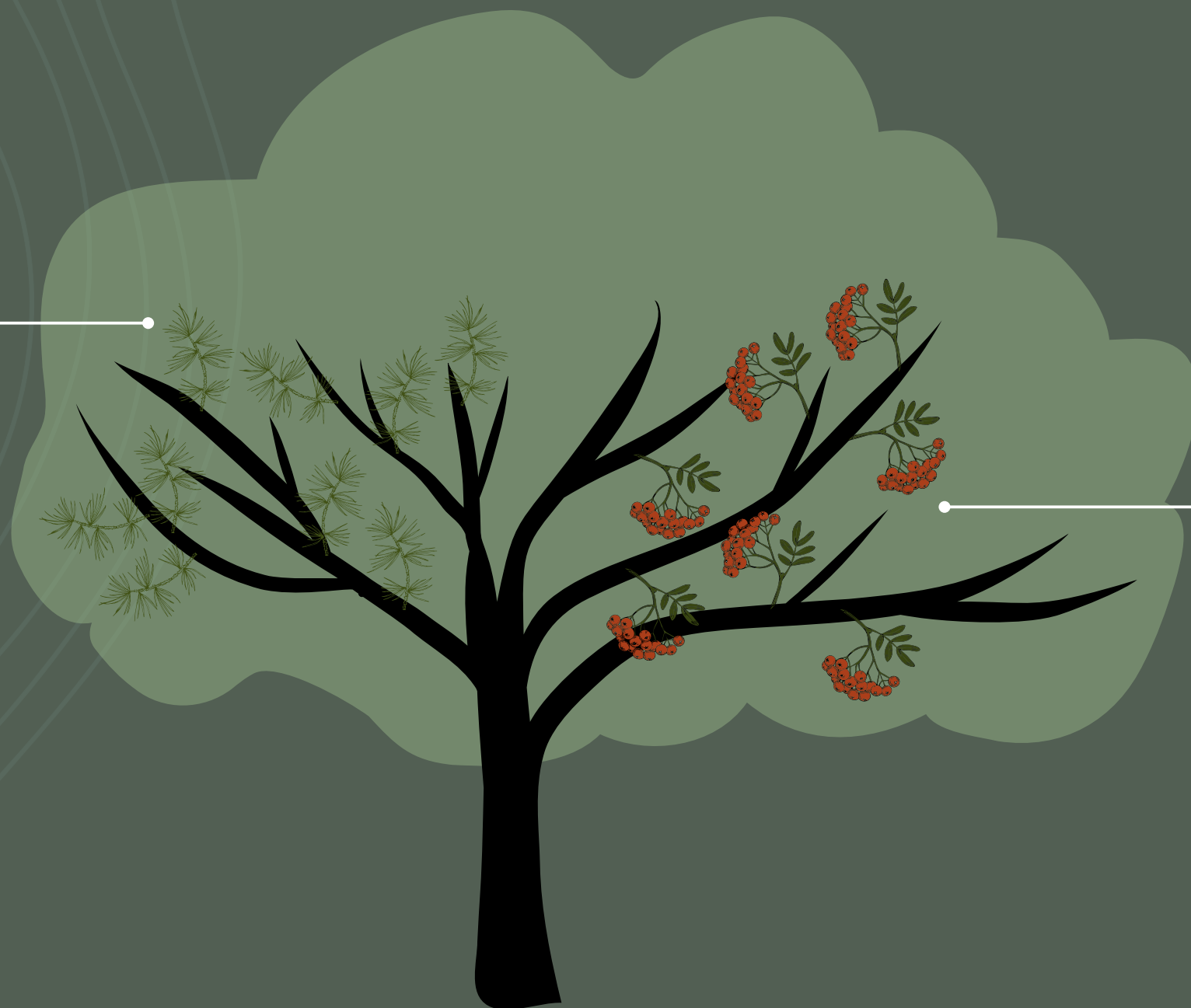
Welcome to Hillside Terrace

Hillside Terrace

HOUSE TYPES

Forming part of the renowned Craigiehall Meadows development, the last phase at Hillside Terrace has just been launched. The Scots Pine and Rowan View house types all offer their new owners stylishly upgraded and refurbished mid-century homes complete with three bedrooms, open-plan reception rooms and private rear gardens.

THE SCOTS PINE



THE ROWAN VIEW



The Scots Pine



The Rowan View



The Scots Pine & Rowan View

GENERAL FEATURES:

Stylishly refurbished mid-century terraced house
Part of the celebrated Craigiehall Meadows development

ACCOMMODATION FEATURES:

Bright and generous entrance vestibule
Open-plan living room and dining kitchen
Stylish, brand-new kitchen with integrated appliances
Two generous double bedrooms with leafy views
One large single bedroom or home office
Contemporary three-piece family bathroom
Guest WC and utility space
Double glazing and gas central heating

EXTERNAL FEATURES:

Private rear gardens & delightful communal grounds
Private residents' parking available on Hillside Terrace
Council Tax Band: E
EPC Rating: C



Property Name

THE SCOTS PINE, HILLSIDE TERRACE

Location

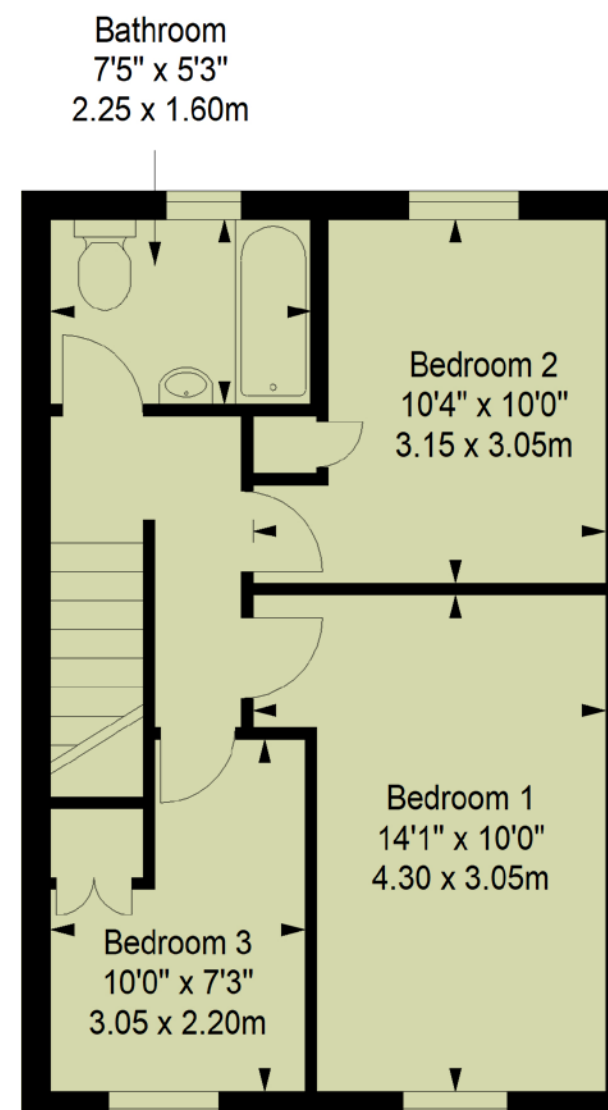
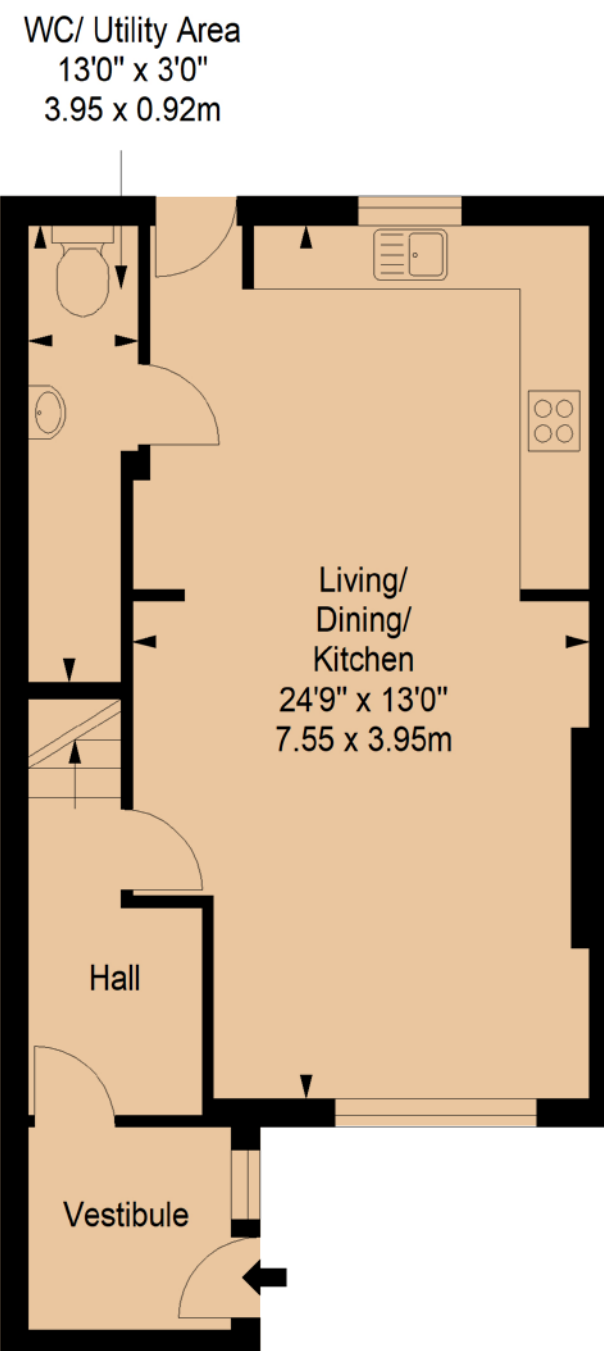
EDINBURGH, EH30 9TJ

Approximate total area:

76.3 SQ. METRES (821.3 SQ. FEET)

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

- Ground Floor
- First Floor



Property Name

THE ROWAN VIEW, HILLSIDE TERRACE

Location

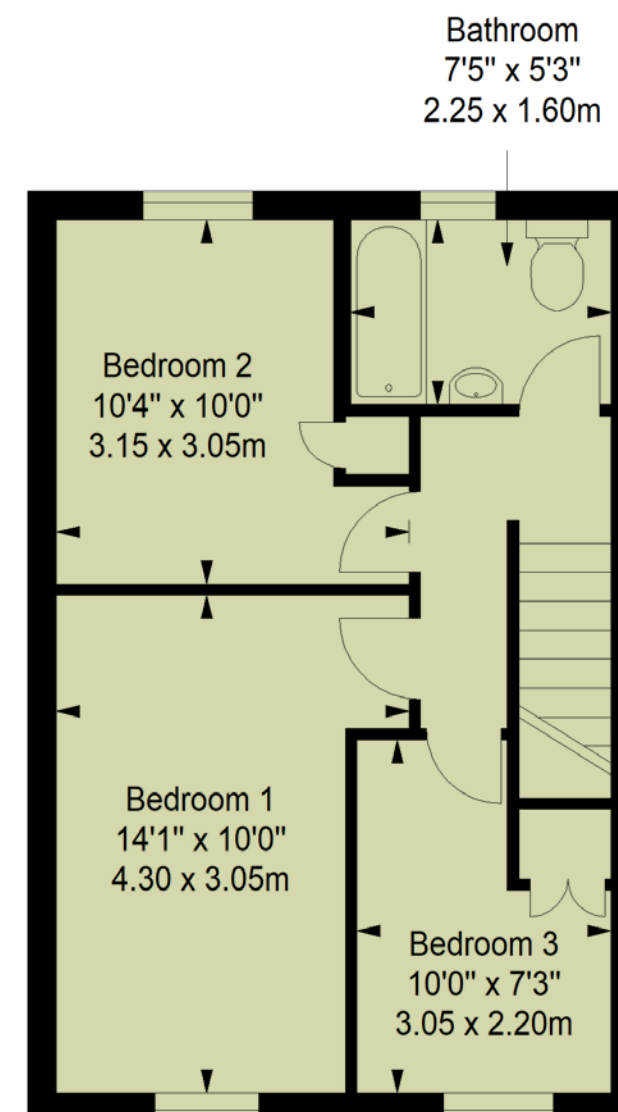
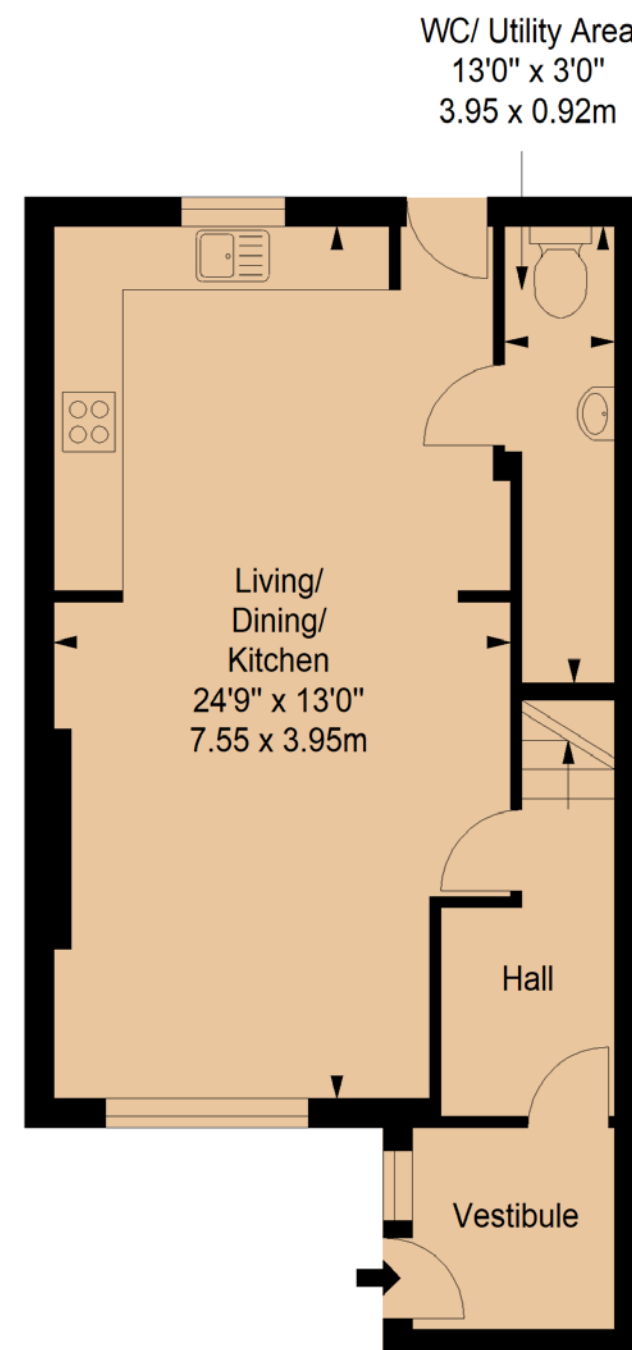
EDINBURGH, EH30 9TJ

Approximate total area:

76.3 SQ. METRES (821.3 SQ. FEET)

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

- Ground Floor
- First Floor





THE
ROWAN
VIEW

THE
SCOTS
PINE

Stylishly refurbished mid-century terraced house

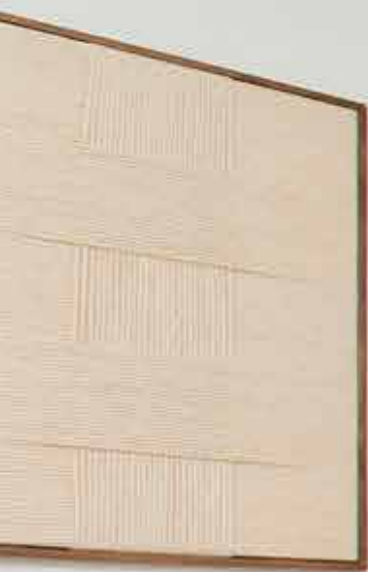
The Scots Pine and Rowan View terraced houses are ideal for professionals or young/small families looking for a turn-key property in a unique setting, surrounded by picturesque landscapes and a meadow atmosphere remarkably close to the city centre.



Both double-storey house types are entered via generous and bright vestibule (ideal for muddy boots and coats) which in turn leads to a living room with an open-plan design to the dining area and stylish kitchen.

Bright and generous

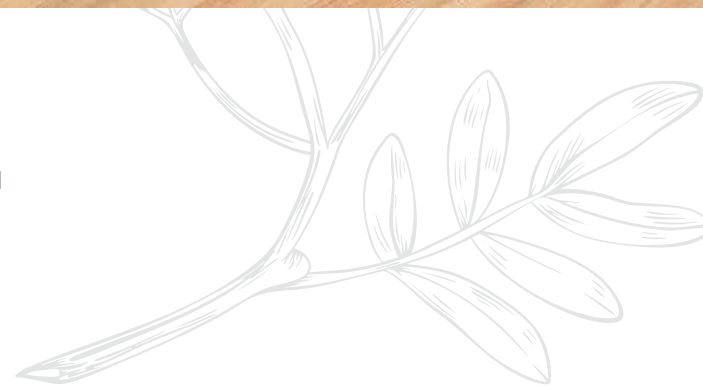
Living room





*Open-plan design
to the dining area
and stylish kitchen*

Light floods the space as it streams in from oversized floor-to-ceiling glazing in the living room, to large windows and a door in the kitchen, leading to the private garden.



Stylish, brand-new kitchen

with integrated appliances





The brand-new kitchen is not only beautifully designed, but is also in keeping with the mid-century architecture. Here, sage-green units are topped with quality composite worktops, neatly integrated appliances, as well as space for a freestanding fridge/freezer. The large worktop, delightful rear garden views and generous floor space to incorporate a full dining table and chairs, make this room ideal for everyday living and entertaining.



Completing the ground floor accommodation is a convenient utility room and WC.

Modern interiors

in keeping with the mid-century architecture





Two generous double bedrooms with leafy views

Upstairs, the homes continue their modern interiors and ample wonderful natural light streaming in from large windows. Leading off the landing are two spacious double bedrooms and a large single bedroom, ideal as a child's bedroom, home office or hobby room.

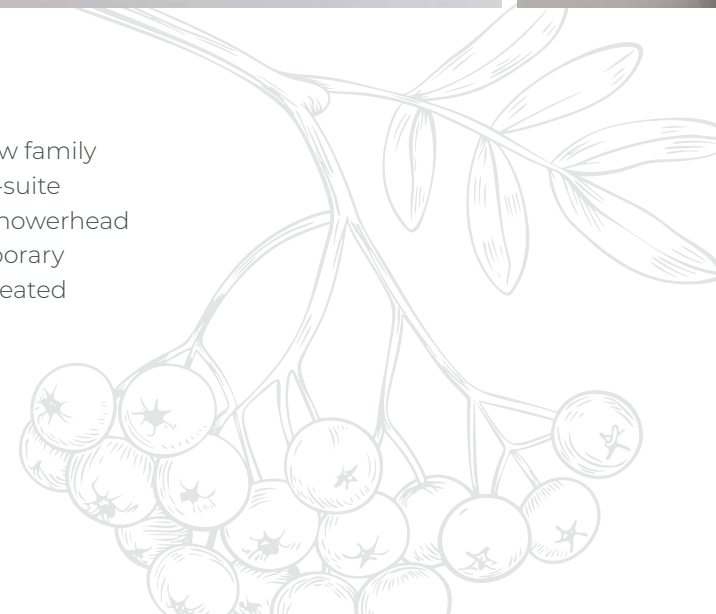


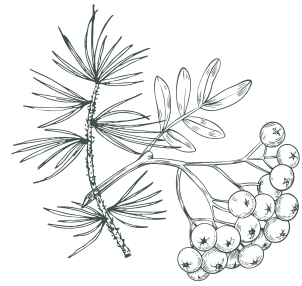


Contemporary

three-piece family bathroom

The bedrooms are served by a tasteful, brand-new family bathroom, complete with a modern three-piece-suite consisting of a shower-over-bath with a rainfall showerhead and glazed screen, a washbasin set in a contemporary vanity unit offering hidden storage, as well as a heated towel rail and a back-lit mirror.





Each house enjoys a private rear garden bordered by mature trees and access to large communal garden grounds to the front, and there is private residents' parking available on Hillside Terrace.

Refurbishment:

All properties have been extensively renovated to a high standard, with each benefiting from a new roof, complete electrical rewiring, a new gas central heating system, new windows, new flooring, and stylish brand-new kitchens and bathrooms.

Factoring & the development:

Hillside Terrace is the last of the 3 phases of the Craigiehall Meadows development. It is set in an area of outstanding natural beauty, forming part of the grounds of the historic A-Listed Craigiehall House. The private roads, communal garden maintenance, communal electricity, and building's insurance are all included in a factoring fee of around £40 per month, managed by Hacking & Paterson Management Services. The development offers delightful walks passing grazing sheep, woodlands, a pond, and the mighty River Almond, all on your doorstep!

Access to Large communal grounds





Nestled next to the mighty River Almond, amongst open fields and dense woodlands, yet only a 15-minute commute to the heart of the capital, Craigiehall Meadows really does offer the perfect blend of country and city living. The sought-after and picturesque town of South Queensferry, only a 5-minute drive away, caters for all your daily needs against a spectacular backdrop of Scotland's iconic three bridges reaching over Firth of Forth.

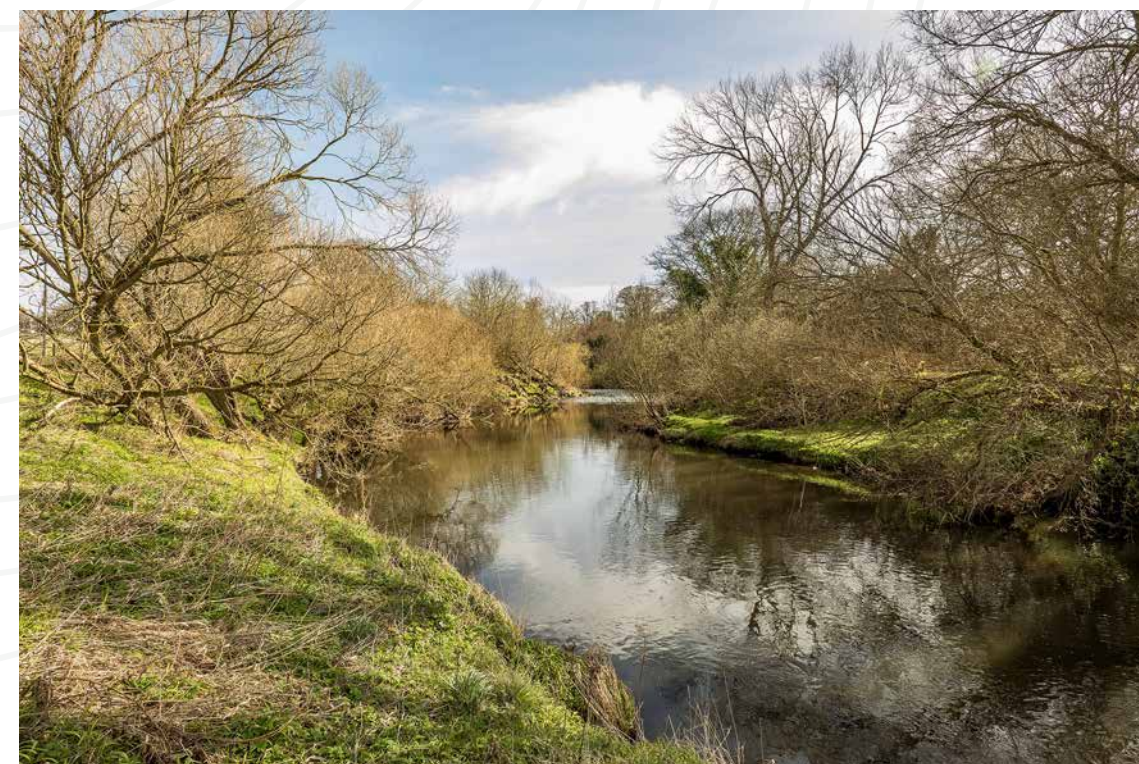
Welcome to Craigiehall Meadows

Where green, natural living meets the city

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.



Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



CHARTERED FIRM

Zoopla.co.uk rightmove  OnTheMarket.com

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.