

393 Queensferry Road, Blackhall, Edinburgh, EH4 7AG



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### Description

Seldom available double fronted detached bungalow on elevated setting with mature gardens, ample off street parking and garage situated in the sought-after Blackhall district to the west of the city centre. This perfectly-proportioned home is a natural choice for a professional couple or family, and provides generously proportioned and versatile living space offered to the market in walk in condition.

### Features

- Traditional detached bungalow in sought-after district
- Well proportioned and versatile living space
- Fresh neutral décor and newly fitted carpets
- Welcoming central hall
- Expansive public rooms
- Well equipped modern kitchen with integrated appliances
- Four bright bedrooms
- Family bathroom with white suite and shower over bath
- Separate shower room
- Garage and external store
- Large enclosed south-facing rear garden
- Multi-vehicle driveway

### Extras

The double oven, microwave, hob, Bosch coffee machine, dishwasher, washing machine and American style fridge/freezer are included.

**EPC Rating:** E

### Price and Viewing

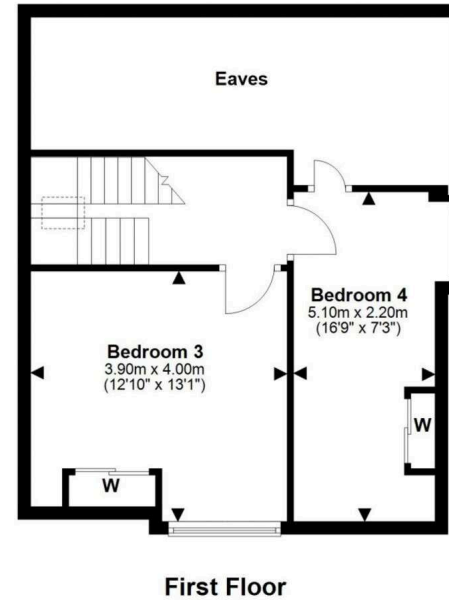
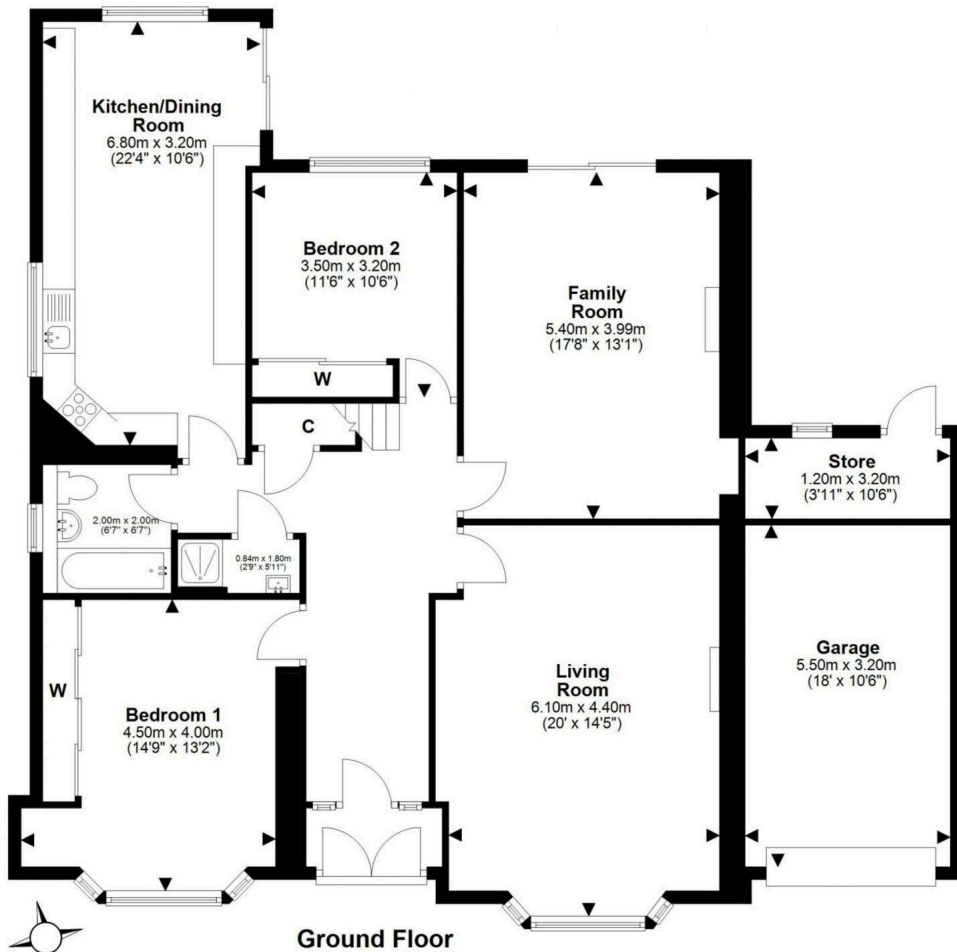
For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

Located just two miles northwest of the city centre, Blackhall is a popular choice for families and professionals owing to its tranquil setting close to beautiful parks and woodland, as well as its fantastic proximity and links to Stockbridge, New Town and the West End. Residents are spoiled for choice when it comes to everyday services and amenities, Davidson's Mains thoroughfare is lined with independent shops and businesses, while nearby Craigleith Retail Park has several high-street outlets, eateries, a gym, Boots the Chemist, Marks and Spencer and a Sainsbury's superstore. Blackhall is in the catchment area for highly regarded state schools from infant to senior level, including The Royal High School. Private childcare facilities and independent schools are also available nearby. There is a frequent bus service to the Airport, Royal Infirmary and Edinburgh University including Kings Buildings, as well as the City Centre, Fife, Dundee/Perth/Aberdeen. Access to Edinburgh's fantastic cycle/walk path is moments away. The road links to Edinburgh City Bypass, Edinburgh Airport, the M8/M9 motorway network and the Forth Bridges are excellent. There are several prestigious golf courses nearby, including Murrayfield, Royal Burgess and Bruntsfield Links. There is a local tennis and bowls club and for outdoor enthusiasts, Corstorphine Hill and Davidson's Mains Park are minutes' walk away.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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