

6 Cottage Park, Blackhall, Edinburgh, EH4 3QL



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Description

Located in the highly sought after residential area of Blackhall, ideally placed for access to some of the city's finest state and private schools, this rarely available terraced family house lies within walking distance of Ravelston Park, Corstorphine Hill and within easy reach of a variety of amenities. The property forms part of a peaceful modern cul-de-sac and benefits from a west-facing private rear garden and driveway to the front. The interior of the property has been tastefully extended and converted, and offers spacious and generously proportioned accommodation over two levels offering all modern comforts throughout.

- Spacious hall with two storage cupboards and WC
- Impressive living/dining room with doors leading out to the conservatory which in turn provides access to the rear garden
- Well equipped kitchen/breakfast room fitted with modern base and wall mounted units
- Study/family room/double bedroom 5 with built-in cupboard
- Master bedroom with built-in mirrored wardrobes and stylish en-suite shower room
- Three further double bedrooms all with built-in mirrored wardrobes
- Family bathroom with stylish white suite and shower
- Floored attic providing extensive storage space.
- Electric heating and double glazing

Extras

All fitted carpets, blinds, curtains, oven, hob, extractor hood, dishwasher, washer/dryer, greenhouse, garden and bike shed are included.

Price and Viewing

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

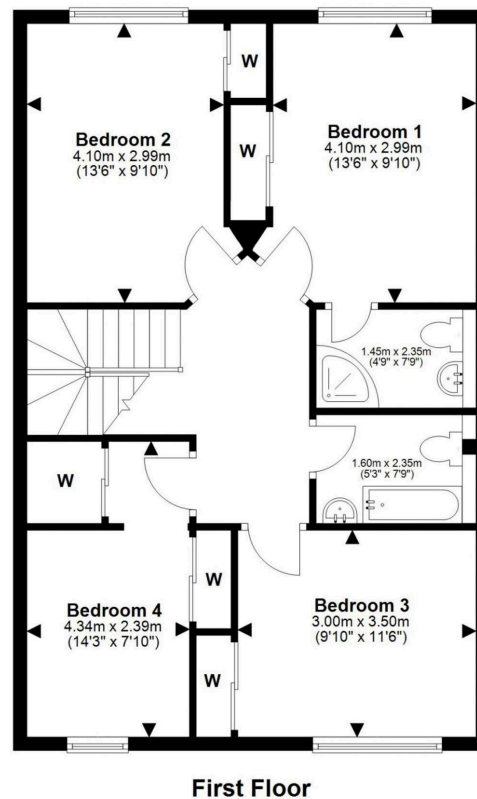
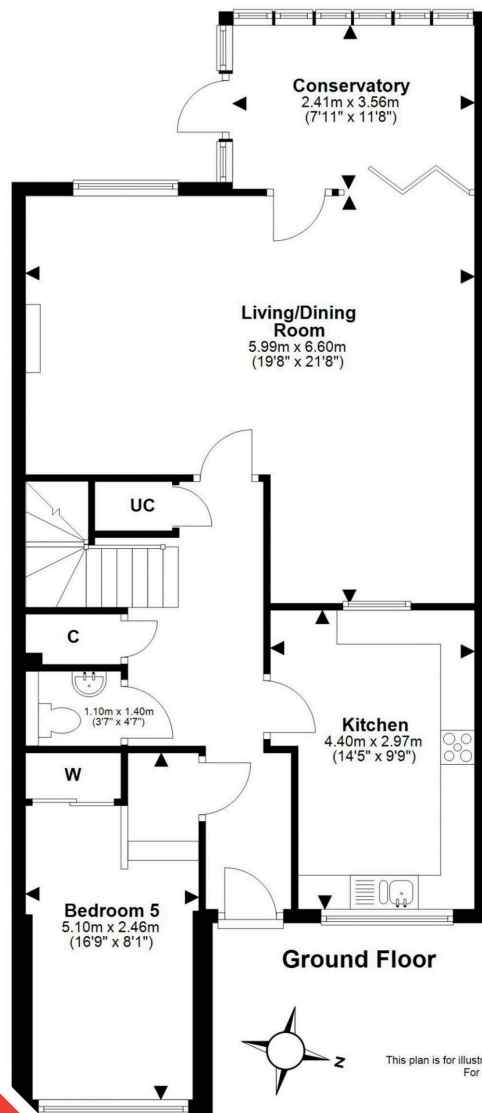


Location

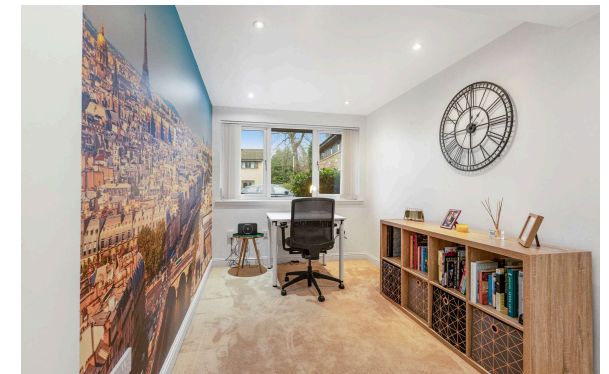
Positioned in Edinburgh's residential neighbourhood of Blackhall, a ten-minute drive North-West of Edinburgh's City Centre, this property enjoys a wonderful location. Corstorphine Hill Nature Reserve, Dalmeny Estate and Cramond Beach are just some of the nearby open spaces to enjoy. The Royal Burgess Golf Club, Murrayfield Golf Club, and Blackhall Lawn Tennis Club are close by and it is not far from Murrayfield Stadium and David Lloyd Health Club at Corstorphine. For everyday shopping needs, there is a convenience store and a popular café just a short walk away. Craigleith Retail Park, just a five minute walk from the property, boasts a Sainsbury's supermarket and other retailers including a Marks and Spencer, and there is a Waitrose at Comely Bank. Cosmopolitan Stockbridge with the picturesque Royal Botanic Gardens and Inverleith Park has an array of high quality retail and dining choices. It is in the catchment area for the well-regarded Blackhall Primary School and The Royal High. Fettes College, Stewart's Melville College, The Mary Erskine School, and St George's School are some of the private schooling options available nearby. The property benefits from superb transport links with regular bus services into the City Centre, as well as quick access to Edinburgh International Airport, the Queensferry Crossing, and the M8. It is also well-positioned for the extensive cycle path network.

EPC Rating: D





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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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

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