

COULTERS<sup>®</sup>

# 49 GARDINER ROAD

BLACKHALL, EDINBURGH, EH4 3RL

 4 BED

 1 BATH

 2 PUBLIC



## TAKE A LOOK INSIDE

Situated in sought after Blackhall, one of Edinburgh's prime residential locations, 49 Gardiner Road is a semi-detached bungalow boasting excellent potential. With scope for both refurbishment and extension (subject to the necessary consents), it has the makings of a wonderful family home.

On the ground floor, the accommodation is extremely versatile. A functional galley style kitchen with breakfasting area and garden access is situated to the rear, and adjoins a sitting/dining room. A further reception room, currently used as a sitting room, would also be suitable as a fourth bedroom.



## KEY FEATURES



Semi-detached converted bungalow.



Versatile layout with three/four bedrooms.



Private gardens to both front and rear.



Private driveway and timber garage.



Excellent schools nearby.



Wonderful walks and green spaces in the area.



EPC Rating - D



Council Tax Band - G



There is also a family bathroom, handy study and an additional double bedroom with bay window, on this level. Upstairs there are two further bedrooms, with the rear bedroom benefitting from beautiful open views. Extensive storage space is available in the eaves.

There is a mature front garden and generous private rear garden complete with lawn, established plants, hedges and shrubs as well as a garden shed.

Parking is available on the private driveway which is suitable for multiple vehicles. There is also a single, timber built garage.

The property has gas central heating and double glazed windows. \*Please note that the gas fire was removed from the dining room after the photographs were taken.



## THE LOCAL AREA

Blackhall is one of Edinburgh's most sought-after residential districts, situated to the northwest of the city centre and renowned for its attractive tree-lined streets, excellent schooling and abundance of green space. Popular with families and professionals alike, the area offers a peaceful suburban setting while remaining exceptionally well connected to the city centre and surrounding areas.

The neighbourhood is well served by a wide range of local amenities, including independent shops, cafes and everyday conveniences, with more extensive retail options available nearby at Craigmyle 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.

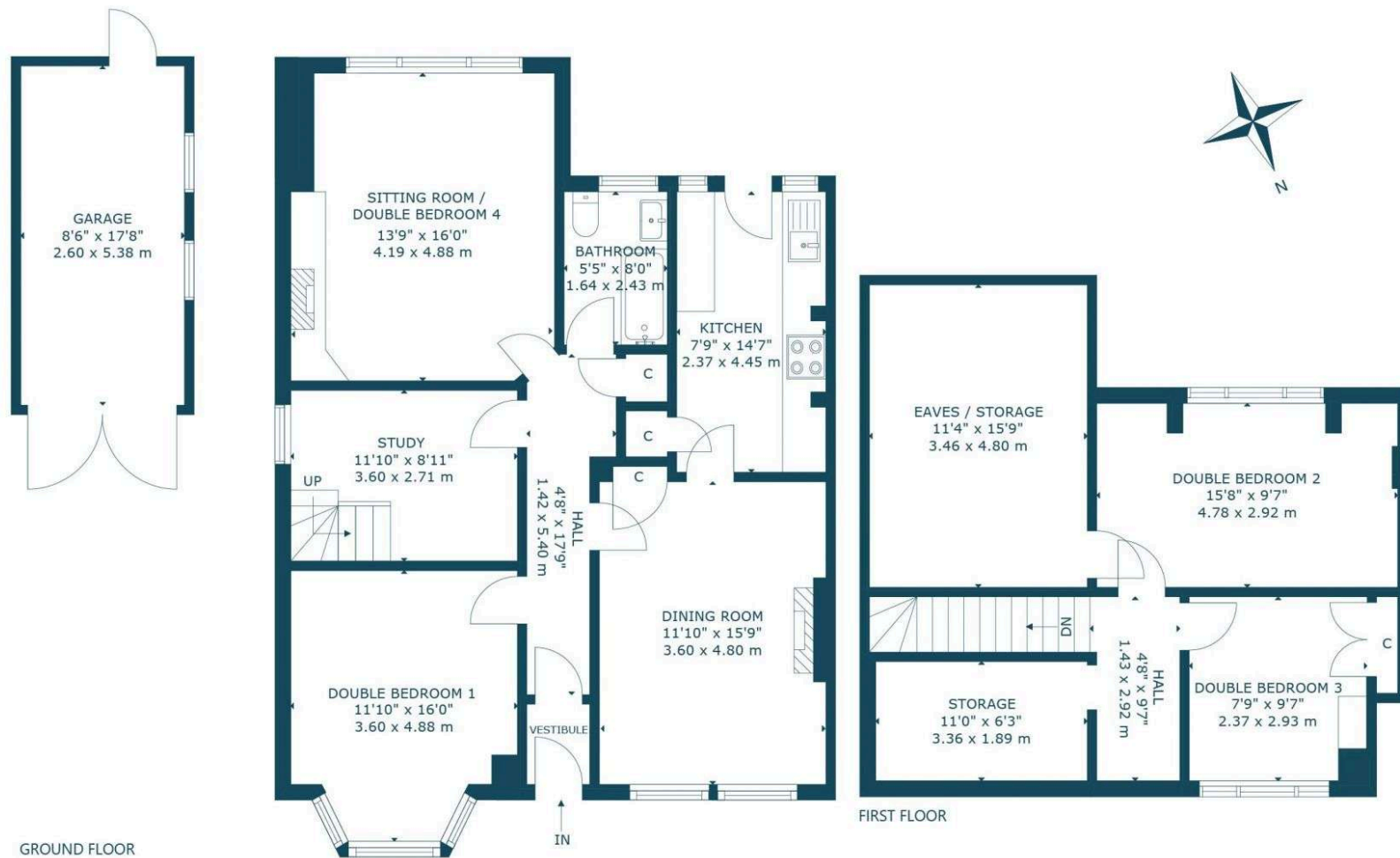
## EXTRAS

The curtains, blinds, light fittings, fitted flooring and kitchen appliances are included in the sale price.

**HOME REPORT VALUATION: £580,000**







GROUND FLOOR

FIRST FLOOR

49 GARDINER ROAD, BLACKHALL, EDINBURGH, EH4 3RL  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,559 SQ FT / 145 SQ M  
 GARAGE 151 SQ FT / 14 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
 Copyright © Nest Marketing  
 www.nest-marketing.co.uk

## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.