

COULTERS ©

15 CRAIGCROOK SQUARE

BLACKHALL, EDINBURGH, EH4 3SH

4 BED | 2 BATH | 2 PUBLIC





TAKE A LOOK INSIDE

Occupying a peaceful position within a quiet residential square in the highly regarded area of Blackhall, this detached bungalow offers an appealing combination of flexible single-level living, generous proportions and excellent potential for further development. With four bedrooms, two reception rooms plus a conservatory, beautiful private gardens and off street parking , the property will appeal particularly to families seeking space and versatility in an established residential setting. Blackhall is well placed for a range of local schools, including Blackhall Primary School, while the city centre, nearby parks and the open green spaces and walking routes around Corstorphine Hill are all within easy reach.

KEY FEATURES

- Detached extended bungalow on peaceful square.
- Four double bedrooms.
- Delightful private gardens to front and rear.
- Private driveway and garage.
- Excellent schools nearby.
- Lovely outlook towards Corstorphine Hill.
- EPC Rating - D
- Council Tax Band - G







Situated on a considerable plot and set back behind a lovely front garden, the property benefits from a particularly private setting as well as lovely outlooks. Inside, off the central hall, the sitting room is positioned to front and is a bright and comfortable reception space, featuring a bay window and a fireplace with coal effect gas fire. There is ample room for lounge furniture, while a separate dining room across the hall provides a further reception space with flexibility for formal dining, family use or entertaining.

The kitchen is fitted with a range of cream wall and base-mounted cabinetry, contrasting worktops and a tiled splashback, with a gas range cooker, integrated fridge freezer and dishwasher. A door leads through to the generous utility room, which offers additional storage and laundry space, with access to the rear garden.



MORE INFORMATION

A particular feature is the conservatory, which provides a versatile additional living space, with extensive glazing and a pitched glass roof.

There are four bedrooms, providing considerable flexibility for family living, guests or those working from home. Bedroom one is currently used as a music room, demonstrating the potential to adapt the space to suit individual requirements. Bedroom two benefits from an en-suite shower room, while the remaining bedrooms are served by a separate shower room.

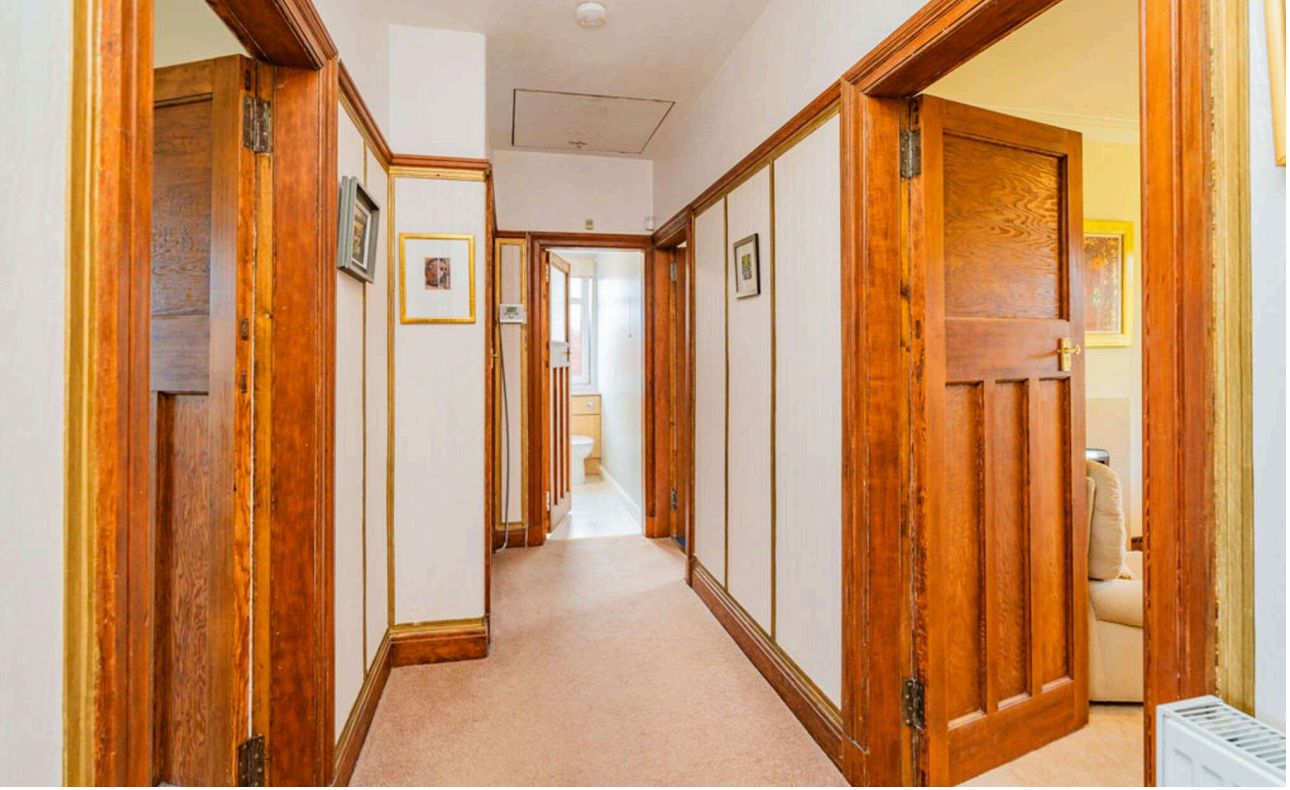
Externally, the property is set behind a front garden with established planting, alongside a driveway providing off-street parking and access to the garage. The rear garden offers a generous outdoor space, with a lawn, paved seating areas and established shrubs and planting.
In addition to the generous accommodation already on offer, the property presents scope for further enhancement, with potential for an attic conversion or extension, subject to the necessary planning permissions and building consents. The attic is already fully floored which provides excellent storage. The property further benefits from gas central heating and double glazing throughout.

EXTRAS

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









COULTERS ©

THE LOCAL AREA

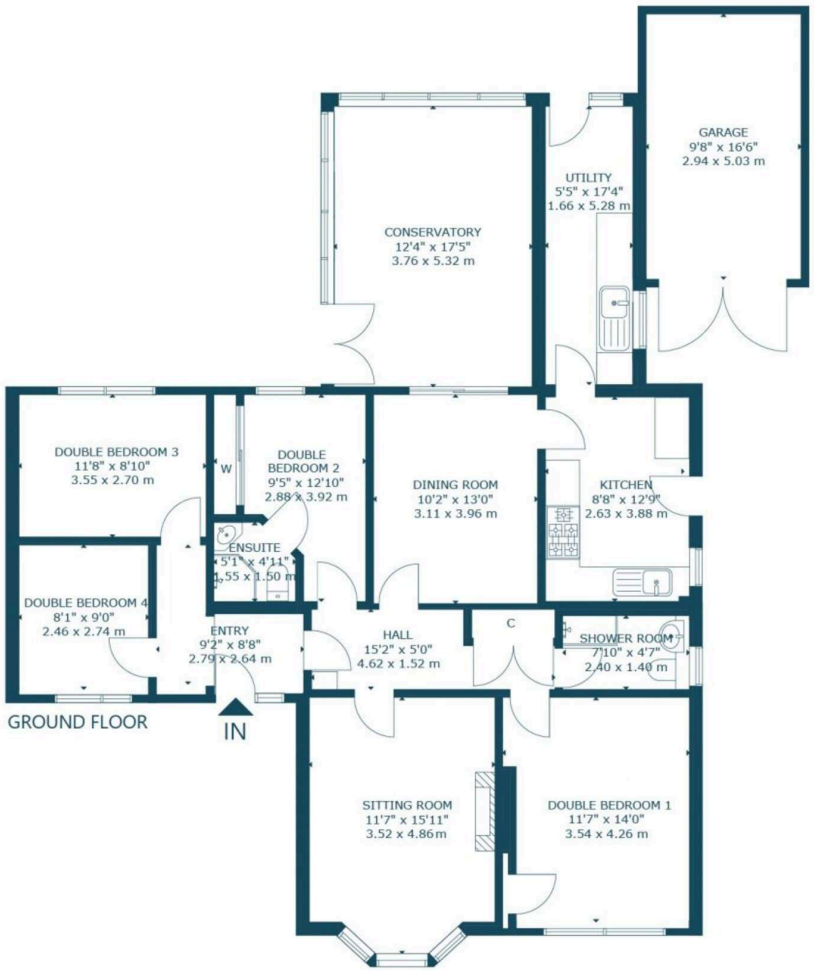
Blackhall is one of Edinburgh's most sought-after residential districts, situated to the northwest of the city centre and renowned for its attractive tree-lined streets, excellent schooling and abundance of green space. Popular with families and professionals alike, the area offers a peaceful suburban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

HOME REPORT VALUATION: £650,000


COULTERS©





15 CRAIGCROOK SQUARE, BLACKHALL, EDINBURGH, EH4 3SH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
GROSS INTERNAL FLOOR AREA - 1410 SQ FT | 131 SQ M
GARAGE FLOOR AREA - 158 SQ FT | 15 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
0131 603 7333
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.