



Offers Over
£650,000

13 Strachan Gardens

Blackhall | Edinburgh | EH4 3RZ

A deceptively spacious, extended semi-detached bungalow offering excellent accommodation for a growing family in a popular and peaceful residential location, close to excellent schools and amenities and within easy reach of the city centre.

- 4 bedrooms
- 2 reception rooms
- 2 bathrooms
- Private Gardens
Garden Studio
- Driveway
- EPC rating – D
- Council tax band - G



Description

The house is set back from the street by generous garden ground with bespoke gates and a mature hedge affording a high degree of privacy. The spacious and flexible accommodation can be configured a number of ways to suit individual needs with a choice of bedrooms and reception rooms, ideal for family life or for those looking for space to work from home, further enhanced by a garden studio pod with power and light, ideal as a home office, workshop, hobby space or art studio. Over two floors, the accommodation briefly comprises: welcoming vestibule and hallway, spacious open plan reception/dining room with fireplace housing a gas flame effect stove, triple window overlooking the garden and beyond and archway to the kitchen/breakfast room, creating a sociable connection between the two spaces, ideal for both family life and entertaining. The kitchen is fitted with a good range of wall and base units with breakfasting bar, range cooker and dishwasher included in the sale. A separate utility room offers further useful storage space and has a door to the rear garden. The washing machine and freezer are also included in the sale. Two generous double bedrooms overlook the garden to the front of the property, one with a large bay window which could easily be used as a formal reception room if desired. A further bedroom or snug is located on ground floor level and there is a smart family bathroom with white suite and over bath shower. Upstairs, the principal bedroom enjoys open views towards Corstorphine Hill and has built-in wardrobes and an en-suite bathroom with spa bath and over bath shower. There is a useful dressing room offering ample additional storage space and a further bedroom, currently in use as an artist's studio, with dormer window to the front and two walk-in storage spaces in to the eaves. Further benefits include gas central heating and full double glazing and there is additional cellar storage space accessed to the rear.



Extras

The aforementioned white goods, all fitted floor coverings, curtains, blinds and light fittings shall be included in the sale, along with the garden studio pod and both timber sheds.

Garden Studio, Gardens and Parking

Private garden grounds surround the property with a choice of spaces to relax and enjoy the warmer months, ideal for al fresco dining or for children or pets to play. A particular benefit of this home is the superb garden studio pod, which offers a number of uses and has power and light. To the rear, the garden is paved and chipped for ease of maintenance and offers the ideal spot for BBQs. There is a large timber shed, ideal for bikes and garden furniture and built in seating. The mature front garden is predominantly laid to lawn with mature shrubs and a pebble chipped driveway offers ample off street parking, with further unrestricted on street parking also available.



Viewing

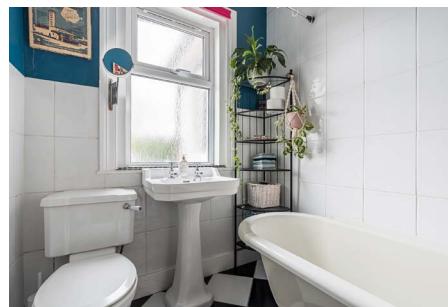
By appointment through Neilsons (0131 625 2222).





Location

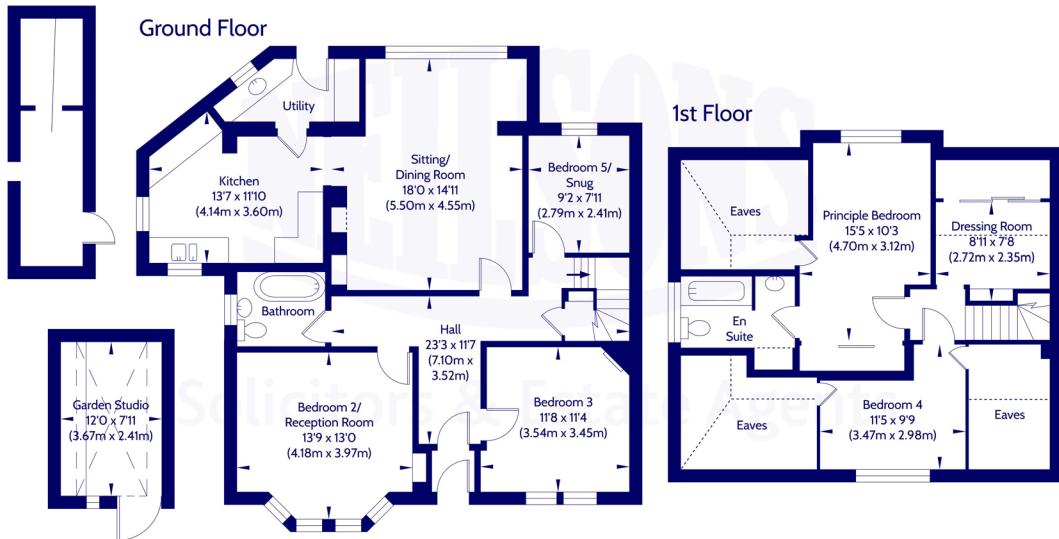
The property enjoys a peaceful location with swift access to both the city centre and to nature in Edinburgh's much sought after Blackhall neighbourhood, to the northwest of the city centre. A wealth of local amenities are provided within easy reach of the property from independent shops and services to an excellent choice of supermarkets and superstores at nearby Craigleath Retail Park. A wide variety of recreational facilities are close at hand, notably tranquil woodland walks with breathtaking views at Corstorphine Hill and Ravelston Woods. Highly regarded schooling is provided from nursery to secondary level with the property falling within the catchment area of Blackhall Primary School and The Royal High School, with a choice of private schools also within easy reach. Regular local bus services offer convenient connections to the city centre and surrounding areas and by car the City Bypass, Edinburgh International Airport, Queensferry Crossing and central motorway network are all nearby.



Restricted Height
Cellar
19'4 x 4'11
(5.89m x
1.49m)



Approx. Gross Internal Floor Area 140 Sq M / 1503 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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