




McEwan Fraser Legal

Solicitors & Estate Agents

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22 Groathill Loan

BLACKHALL, EDINBURGH, EH4 2WL

EDINBURGH

Many would consider Blackhall to be one of the city's best-respected residential districts and the area boasts a wealth of properties many of which date back to the turn of the century. As well as the normal shopping facilities, the area provides some unusual shopping opportunities, which include a choice of banking and postal services. Within a short distance there is the Craigleith Park Retail Park, which will satisfy most normal daily requirements but should a more extensive shopping trip be required, it is a simple matter to travel into the city centre. Throughout the area, there is a number of interesting restaurants and bars. It is easy to take advantage of all that can be provided in the city centre itself, especially those facilities concentrated around the West End. This is the site of the Usher Hall, Lyceum and Traverse Theatres as well as a number of cinemas including the Edinburgh Film House. For those who prefer their recreational facilities to be in the open air, there is a variety of fascinating almost country like walks through unvisited parts of the city using Edinburgh's old railway lines. The area is well served by excellent schooling, from both Blackhall and Davidson's Mains Primary and Royal High School, St George's, Mary Erskine's and Stuarts Melville all within close proximity. All things considered, Blackhall is a residential district of considerable appeal which is well served locally and within the easiest possible reach of all that can be provided by the city centre.





22 GROATHILL LOAN

An excellent opportunity has arisen to acquire this highly desirable three bedroom semi-detached house, making for an ideal family home while being well located within the popular Blackhall area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of;

Ground Floor: entrance hallway with a two-piece WC with a chrome heated towel rail, a bright and spacious lounge as well as an open plan, partially tiled kitchen/diner which benefits from an integrated 4 gas hob/oven, extractor hood and dishwasher, with access to the rear garden through sliding patio doors.

First Floor: landing with a storage cupboard as well as a cupboard housing the boiler, master bedroom with double built-in wardrobes and a three-piece, partially tiled en-suite shower-room with a walk-in shower and a chrome heated towel rail.

There are two further double bedrooms, one of which is dual aspect and has a built-in wardrobe and the other is currently used as a home office.

The three-piece, partially tiled family bathroom benefits from an over-head shower and a further chrome heated towel rail.

Attic: accessed via the landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, full double glazing and private garden grounds to the front, side and rear of the property, including a sunny south facing rear garden with a decked area.

There is secure off-street parking for up to 2 cars with a single driveway leading up to the integral single garage which further benefits from a storage area with cabinets, bunker and shelving, and also houses the washing machine and tumble dryer. There is also more than adequate on-street parking to accommodate for visitors.



**“HIGHLY DESIRABLE
SEMI-DETACHED
VILLA MAKING FOR AN
IDEAL FAMILY HOME”**

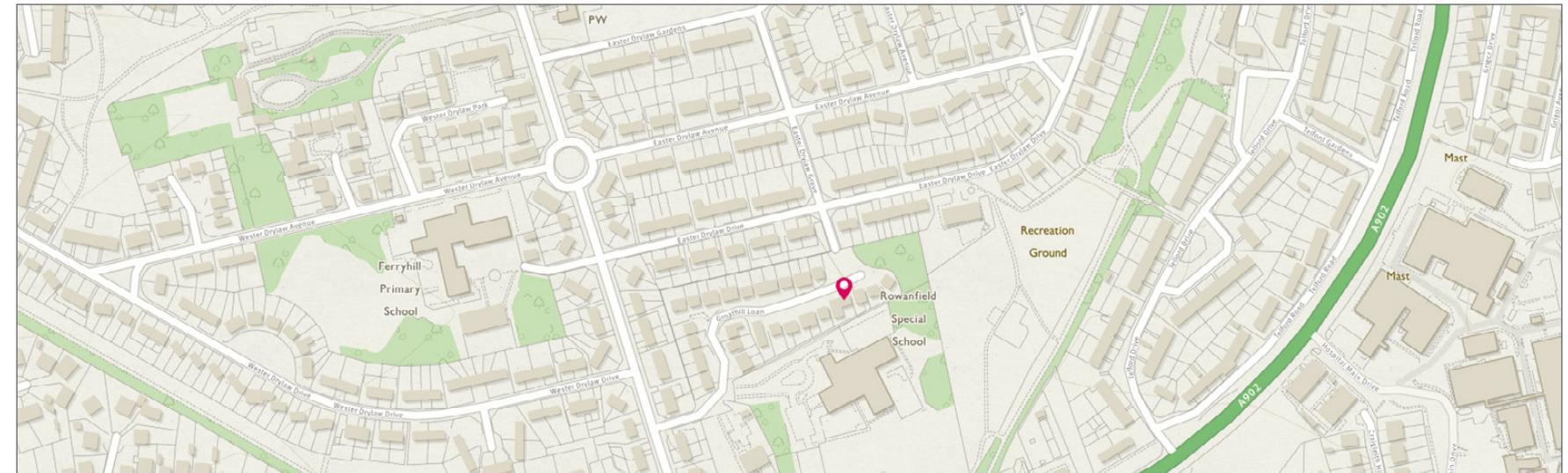
SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.06m (13'4") x 3.09m (10'2")
Kitchen	5.65m (18'6") x 3.03m (9'11")
Bedroom 1	3.35m (11') x 2.94m (9'8")
En-suite	2.14m (7') x 1.47m (4'10")
Bedroom 2	5.28m (17'4") x 2.68m (8'10")
Bedroom 3	3.07m (10'1") x 2.95m (9'8")
Bathroom	2.13m (7') x 1.95m (6'5")
WC	1.60m (5'3") x 0.80m (2'7")
Garage	5.70m (18'8") x 2.65m (8'8")

Gross internal floor area (m²): 88m² | EPC Rating: C






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