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31 Craigcrook Square

BLACKHALL, EDINBURGH, EH4 3SJ

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Edinburgh, EH4 3SJ

Many would consider Blackhall to be one of the city’s most-respected residential districts. 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 away 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. Using one of the many and frequent bus services that pass through Blackhall, Princes Street is often less than ten minutes away and for the energetic, it is a relatively easy walk.

Throughout the area, there are 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 are 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.



31 CRAIGCROOK SQUARE

Edinburgh, EH4 3SJ

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

Internally this accommodation could benefit from minor modernisation, while briefly consisting of an entrance vestibule with a tiled floor and a meter cupboard, an internal hallway with an Edinburgh press storage cupboard and a spacious sitting room with a feature gas fire including surround, a bay window, a further Edinburgh press and a dining area. The fully fitted, partially tiled kitchen benefits from a traditional pulley system and leads onto the sun room which provides access to the rear garden. There are three spacious double bedrooms, one of which is dual aspect and is currently used as a family room and the others have built-in storage. Finally, the three-piece, fully tiled family bathroom includes a hand-held shower.

Attic: fully floored and accessed via Ramsay ladder in the internal hallway, providing more than adequate additional storage space including access to the eaves. As well as the attic itself, the rear of the property offers an ideal opportunity to extend the property into a larger home, should this be desired. Some neighbouring properties have taken full advantage of this in the past and provide great examples of this potential. Relative consent should be sought before any amendments were to be made.

This property also benefits from; gas central heating, a mixture of double and single glazed windows and private garden grounds to the front, side and rear of the property, including a patio and a pond within the sunny south facing, fully enclosed rear garden, as well as access into the two private cellars. There is a single driveway and single garage, including an electric shutter door, allowing for secure off-street parking for three to four cars.



KITCHEN
SUN ROOM
LOUNGE

BEDROOMS
BATHROOM
DETAILS

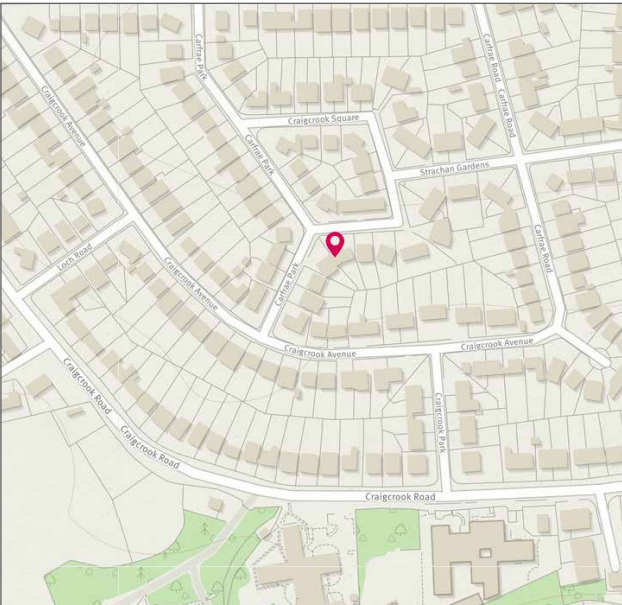


Approximate Dimensions (Taken from the widest point)

Lounge	5.34m (17'6") x 3.89m (12'9")
Kitchen	3.65m (12') x 2.45m (8')
Bedroom 1	3.82m (12'6") x 3.80m (12'6")
Bedroom 2	3.65m (12') x 2.78m (9'1")
Bedroom 3	3.78m (12'5") x 2.79m (9'2")
Bathroom	2.56m (8'5") x 1.47m (4'10")
Sun Room	2.81m (9'3") x 1.43m (4'8")

Gross internal floor area (m²): 81m² | EPC Rating: D

Extras (Included in the sale): Sold fully furnished, including all fixtures and fittings, blinds, curtains, light fittings, carpets and fitted floor coverings.





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**Part
Exchange
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Surveyor



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