




McEwan Fraser Legal

Solicitors & Estate Agents

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8 Maidencraig Grove

BLACKHALL, EDINBURGH, EH4 2BJ



Blackhall

EDINBURGH, EH4 2BJ

Many would consider Blackhall to be one of Edinburgh's best residential districts. The area is of mixed residential construction with properties dating as far back as the turn of the 19th century. The area enjoys easy access to the city centre and west end with all the bars, restaurants, retail opportunities and cultural hubs that those areas are famous for. Nearby Craighleith Shopping Park offers a range of high-street stores including a Marks & Spencer and a Sainsbury's supermarket. Blackhall itself offers a range of quality independent outlets including cafes, services, pubs, shops, takeaways, restaurants and a wonderful library. The area is renowned for its excellent schools including Blackhall Primary and The Royal High (both state schools), and the private Mary Erskine and Stewarts Melville.

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 or along the Water of Leith or the Cramond Shore. The property is also well positioned for Ravelston and Murrayfield golf courses are both close-by and the Murrayfield Sports stadium offers a wealth of activities and sports clubs. The area is well-positioned for commuting to the city centre, the nearby Edinburgh Airport and the motorway network.





8 Maidencraig Grove

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McEwan Fraser Legal is delighted to present this beautiful extended semi-detached house to the market. The property boasts an extensive and flexible living space over three floors and is presented to the market in immaculate condition throughout. The original house now comprises the raised ground floor, the attic has been converted to form a beautifully presented master suite and the for storage area at garden level has been converted into a dramatic semi-open plan living/dining space. Inside and out, it is a credit to the current owners and has been finished to an exacting standard. The property can be utilised as anything from a three-bedroom to a six-bedroom house depending on individual taste and preference.

Maidencraig Grove is a secluded cul de sac of only eight adjacent houses tucked in behind Maidencraig Crescent. No. 8 is on the right-hand side of the row of houses and enjoys a secluded lower level away from street level. Designer gates open onto a sweeping driveway that leads down to the house past the extensive front garden. Fencing and mature trees give a degree of privacy from surrounding properties. The driveway leads past an octagonal patio to a large attached garage. There are stairs to the original front door and access to the kitchen on the garden level.



Garden Level

“... A FANTASTIC LIVING SPACE ...”

What was originally a storage area under the original house has been extended and converted into a fantastic living space. Entering from the front, you are immediately in the kitchen which comprises an extensive range of base and wall mounted units topped with granite work surfaces and bordered by a toughened glass splash back for long term durability. Neff appliances include a fridge, freezer, hob, extractor, steam oven, microwave oven and conventional oven. There are also pan drawers, a stainless steel sink with additional hot tap, a pair of tall pull out larder units, an under-counter wine fridge, hardwired fire and heat alarms and even LED counter lighting. A door from the kitchen leads into the large attached garage which doubles as a utility room and workshop which has an electric door to the front and patio doors to the rear allowing passage through to the rear garden.

On entering the kitchen, the view ahead leads down to the living room and through the bi-fold doors to the garden. A corridor with oak flooring bears left towards a south-facing public room and a shower room. This room overlooks the garden and is currently utilised as a gym and boasts a wall-mounted TV. However, with an adjacent shower room, it would also make for a well-positioned additional double bedroom, particularly useful for a relative with mobility problems as it is on the same level as the principal living accommodation. The adjacent shower room is well finished with a Matki walk-in shower and stylish partial tiling. The corridor carries on past the recessed lounge to a dedicated dining area which overlooks the rear garden also enjoys oak flooring.

The floor in the lounge has been lowered to give a degree of separation from the kitchen and dining area. The lounge boasts ample floor space for a large suite and enjoys a tiled floor with underfloor heating. A stylish modern inset fireplace creates a fantastic focal point and natural light comes from a set of large bi-fold doors, with mirror privacy glass film, which opens onto the rear garden. Due largely to the proportions, an overhead projector has been utilised which leaves the space feeling very minimalist. The bi-fold doors open onto a rear patio with a dedicated BBQ area. Beyond that, there is a lawn, greenhouse, brick built storage sheds and large bedding areas.





Kitchen // Dining Room





Bedroom // Shower Room Room



Raised Ground Floor

“... STUNNINGLY BRIGHT ...”

The original part of the house contains a bathroom, kitchen and three further apartments. As configured, these afford two double bedrooms (one with en-suite) and a lounge. However, this level could easily be adapted to contain four bedrooms by repurposing the lounge and removing the original kitchen.

The bay fronted lounge overlooks the front garden and is stunningly bright due to its elevated south-facing aspect. There is exposed wooden flooring and a fireplace makes for a natural focal point. Immediately across the hall, a stylish double bedroom with integrated wardrobes also overlooks the front garden. The wardrobes open to reveal a cleverly concealed and tastefully finished en-suite shower room which is fully tiled and boasts a Matki shower with overhead and body shower. A further double bedroom overlooks the rear of the property and also includes large integrated wardrobes.

The original kitchen and potential fifth bedroom also face the rear of the property. Well finished with granite work surfaces and Grant Westfield flooring, there is a dishwasher, fridge freezer and washing machine, etc.

Accommodation on this floor is completed by the stunning master bathroom. The star of the show is a Porcelanosa hydro spa bath that sits alongside a separate shower, designer toilet, vanity unit and full tiling.



Lounge // Kitchen





Bedrooms // Bathroom



Loft

"... ENJOYS FANTASTIC PROPORTIONS ..."

The original attic has been converted in an extensive master suite with a large double bedroom which includes a patio balcony, his and hers large walk-in wardrobes/dressing areas and a further shower room.

The bedroom itself enjoys fantastic proportions and the usable balcony is a fantastic addition. The tilt and slide door comes with mirror privacy glass film and it really is the perfect

place to sit with a coffee in hand. The bedroom also boasts a wall mounted tv. The en-suite bathroom comes with his and hers sinks and a marble-topped vanity unit, Matki shower cubicle with raindance flexi shower head, large heated towel rail, dual lighting, shaver point and tilt and turn double glazing.

This is a magnificent house and really must be viewed to be fully appreciated.



Bedroom // Bathroom

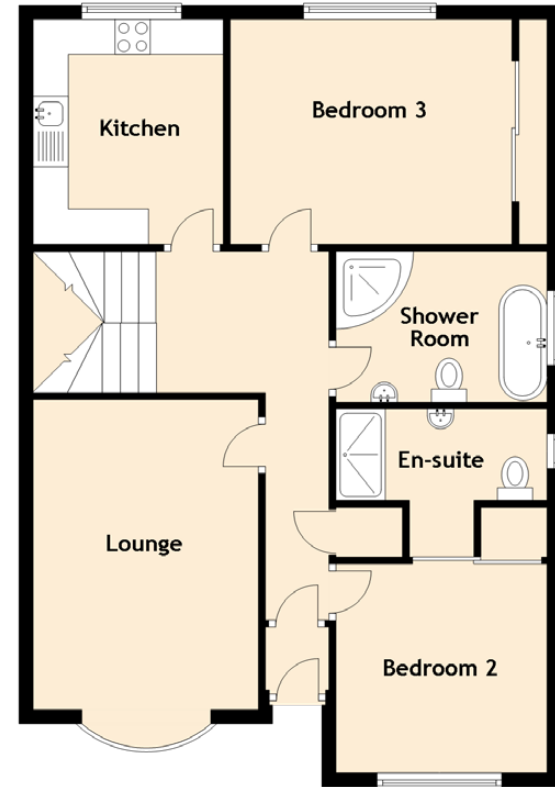


Specifications & Details

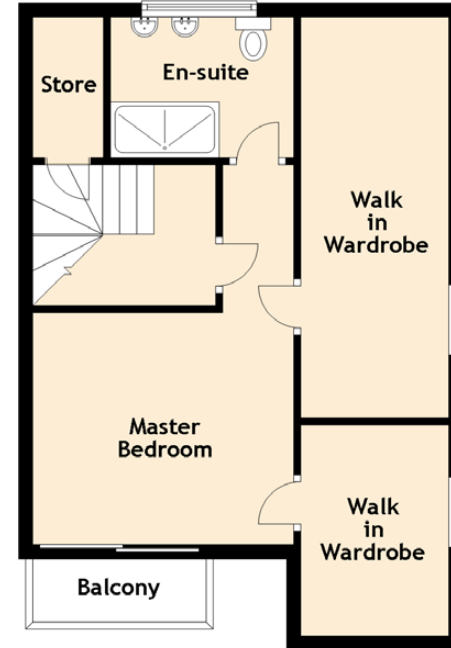
FLOOR PLAN, DIMENSIONS & MAP



GARDEN LEVEL



RASIED GROUND LEVEL



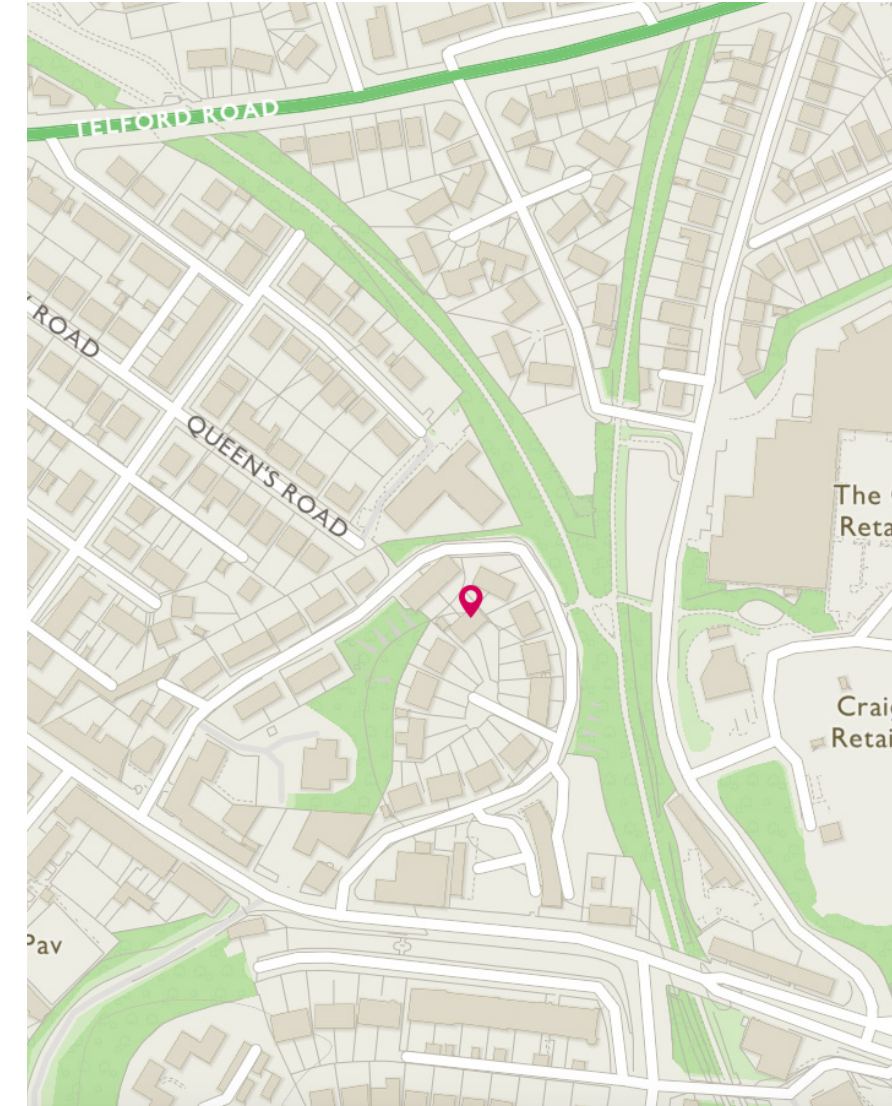
LOFT

Approximate Dimensions
(Taken from the widest point)

Garden Level	
Lounge	4.60m (15'1") x 4.40m (14'5")
Kitchen	6.20m (20'4") x 3.00m (9'10")
Dining Room	3.20m (10'6") x 2.60m (8'6")
Bedroom 5	3.20m (10'6") x 2.60m (8'6")
Shower Room	3.20m (10'6") x 1.70m (5'7")
Garage/Utility	6.40m (21') x 2.70m (8'10")
Raised Ground Floor	
Lounge	4.70m (15'5") x 3.30m (10'10")
Kitchen	3.19m (10'6") x 2.70m (8'10")
Bedroom 2	3.00m (9'10") x 2.97m (9'9")
En-suite	3.10m (10'2") x 1.30m (4'3")
Bedroom 3	4.00m (13'1") x 3.50m (11'6")
Shower Room	3.00m (9'10") x 2.50m (8'2")
Loft	
Master Bedroom	5.50m (18') x 3.70m (12'2")
En-suite	2.60m (8'6") x 2.00m (6'7")
Walk in Wardrobe	5.70m (18'8") x 2.10m (6'11")
Walk in Wardrobe	3.00m (9'10") x 2.10m (6'11")
Store	2.00m (6'7") x 1.00m (3'3")

Gross internal floor area (m²): 198m²

EPC Rating: C





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