










Fixed Price

**£650,000**

## 29 Seaforth Drive

Blackhall | Edinburgh | EH4 2BZ

This truly stunning extended traditional terraced villa, offers excellent flexible family accommodation and is quietly situated within the sought after district of Blackhall. The ideal location to take advantage of fantastic well-regarded schooling, transport links and excellent local amenities. Offering fantastic views, internal viewing is highly recommended.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  On-street parking
-  Private gardens
-  EPC Rating – D
-  Council Tax Band – F



## Description

In brief the accommodation comprises; entrance vestibule leading to welcoming entrance hallway, generously proportioned and bright bay-windowed reception room which could also be utilised as a bedroom/family room, stunning contemporary fitted kitchen/dining with integrated appliances, open plan to the light and airy family room with bi-folding doors to the rear garden, well proportioned principal bedroom with fitted wardrobes and stunning views to Edinburgh Castle and beyond, second good sized double bedroom with fitted wardrobes, third single bedroom, stylish shower room and separate stunning family bathroom. Further benefits include gas central heating and good storage throughout.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances in the kitchen.

## Gardens & Parking

To the front lies a well maintained private garden together with on-street parking. To the rear, the fully enclosed private garden is mainly laid with artificial grass for ease of maintenance. The ideal space for children to play or to enjoy outside dining/relaxing!

## Viewing

By appointment please contact Neilsons on 0131 625 2222.





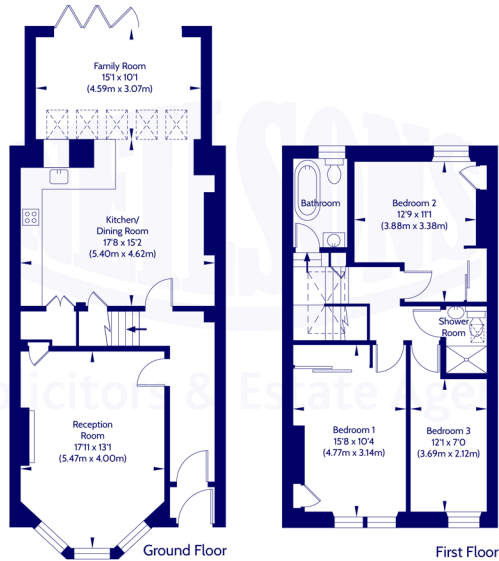
## Location

The prestigious district of Blackhall lies north-west of the City Centre and is well placed for the commuter with ease of access to the City Bypass, national motorway network, Forth Road Bridge, Haymarket Train Station and Edinburgh International Airport. Bus services also provide quick and frequent access to the city centre and surrounding areas. Excellent shopping facilities are close at hand, with a variety of local retailers, banks and post office, together with larger high street names located at the nearby Craighleith Retail Park, Stockbridge and Comely Bank. The Royal Botanic Gardens, Inverleith Park and Cramond foreshore provide local picturesque walks and the vast array of the city's galleries; museums, theatres and cinemas are but a short journey away. Blackhall Primary School and The Royal High School are within the school catchment area and the property is also convenient for many of Edinburgh's highly-regarded private schools.





Approx. Gross Internal Floor Area 123.63 Sq M / 1331 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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