



# 77 MARCH ROAD

BLACKHALL, EDINBURGH, EH4 3PR



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## 77 March Road

Situated in the exclusive Blackhall area of Edinburgh, this semi-detached bungalow promises to be an outstanding family home in a highly desirable setting.

The three-bedroom property is brought to market in true move-in condition, offering neutral interior design and high-quality fixtures and fittings. It also has a southeast-facing garden and private parking.

Nestled behind a low-maintenance front garden, the home's main door opens with a warm welcome into a vestibule leading to a hall. Directly ahead is the southeast-facing living room. Here, crisp white décor is coupled with on-trend carpeting for a minimalist-inspired aesthetic that is easy to style. It has a spacious footprint for comfy lounge furniture and sees lots of natural light throughout the day. Furthermore, a triple-aspect conservatory extends from here, providing a versatile space for a variety of uses. In the kitchen, handle-less cabinets in white are paired with black granite-inspired worktops for a sleek and contemporary style. It has garden access and comes with a full range of freestanding appliances (electric range cooker, American-style fridge/freezer, dishwasher, washer, and dryer). Located throughout the home are three double bedrooms, which all echo the neutral styling and plush carpeting of the living area. The principal bedroom further benefits from a bay window and an en-suite WC, whilst the second bedroom has a built-in cupboard. An immaculate three-piece family shower room completes the accommodation, providing a walk-in rainfall shower. An efficient gas central heating system and triple-glazed windows ensure year-round comfort.

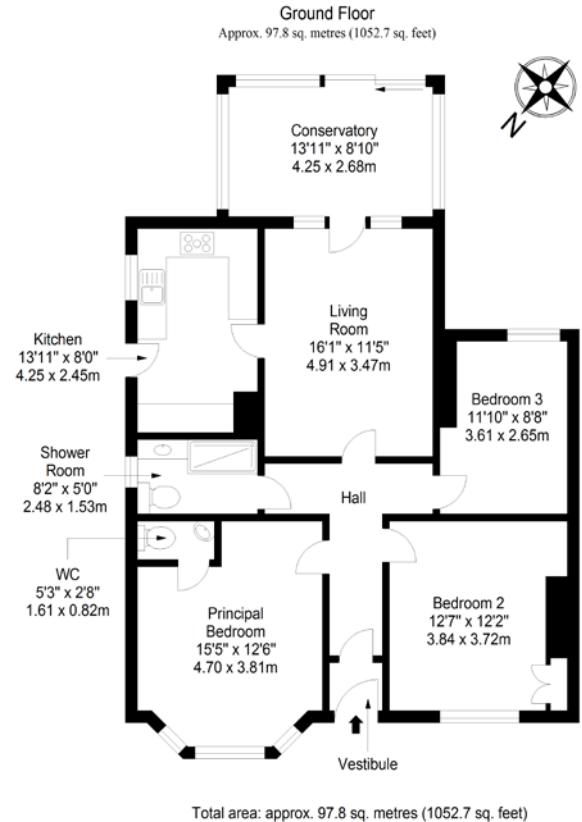
Outside, there is also a fully-enclosed rear garden that has a southeast-facing aspect, a large lawn, and a patio for alfresco dining in the sun. A private driveway has space for two cars.

Extras: all fitted floor coverings, window blinds, select light fittings, an electric range cooker, an American-style a fridge/freezer, a dishwasher, a washer, a dryer, and wardrobes to be included in the sale.



## Blackhall

Hugged by large green areas of natural beauty is Blackhall, a tranquil, sought-after suburb situated only a few miles away from the bustling city centre with excellent local amenities, schools, and outdoor pursuits. Nearby Craighleith Shopping Park houses high-street stores and major supermarkets whilst Blackhall and the surrounding area offers a range of independent outlets, cafés, pubs, takeaways and restaurants, and a library. The area is renowned for its excellent private and state schools at primary and secondary level and enjoying the outdoors and staying fit could not be easier with the scenic leafy spaces of Ravelston Park, Ravelston Wood and Corstorphine Hill. Ravelston and Murrayfield golf courses and Murrayfield Stadium offers a wealth of activities, sports clubs, events, and fixtures. The area is conveniently situated for commuting to the city centre, nearby Edinburgh airport and the motorway network. Excellent public transport is provided with regular day and bus night services.



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