

COULTERS<sup>®</sup>

# 200 CRAIGCROOK ROAD

BLACKHALL, EDINBURGH, EH4 7BA

 3 BED  1 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

200 Craiggrook Road is a superbly proportioned, detached family home offering good sized accommodation over two floors. Benefitting from a front driveway and garage, in addition to a large, enclosed garden to the rear.

The property has been a much loved home for many years by the same family. Whilst the property has been well maintained throughout the years, it would benefit from upgrading throughout to accommodate modern tastes. Overall description of the property including property type, bedrooms, situation, key features.



## KEY FEATURES



Substantial, well proportioned detached home.



Three generous double bedrooms.



Private front and rear gardens on a substantial plot.



Integrated garage with monobloc driveway.



Sought after residential location.



Within walking distance of local shops & cafes.





A long living room/dining room is filled with natural light, provided by large windows at both the front and rear of the home. Adjacent is a roomy breakfast kitchen (with serving hatch) and views towards the garden. A handy WC is located downstairs, whilst upstairs there are three very well proportioned double bedrooms (two with storage cupboards) and a bathroom with shower.

The extensive, private, enclosed rear garden has been laid with paths and chippings, in addition to established plants, bushes and shrubs. In addition to the garage and monoblock drive, unrestricted parking is available on the surrounding streets.





## THE LOCAL AREA

The highly desirable residential neighbourhood of Blackhall is located to the north-west of the City Centre, close to the beautiful open spaces of Corstorphine Hill, Cramond Beach and numerous popular golf courses. For everyday shopping needs, there are a variety of shops on Hillhouse Road and Craigleith Retail Park offers a Sainsbury's and Marks and Spencer. Nearby Comely Bank and Stockbridge have a wide selection of cafe, bars, restaurants and independent shops.

Well-regarded local schooling (the Royal High School, St Augustines, Blackhall Primary & St Andrews Fox Covert RC) is nearby and many of the city's finest private schools are within easy reach. These include Fettes College, Stewart's Melville College, The Mary Erskine School, and St George's School.

The area benefits from a wide selection of bus links into the City Centre and also offers quick road access to Edinburgh International Airport, the Queensferry Crossing and the M8.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. Some additional items may be available by separate negotiation.





200 CRAIGCROOK ROAD, BLACKHALL, EDINBURGH, EH4 7BA  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,216 SQ FT / 113 SQ M; GARAGE 151 SQ FT / 14 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.