



86 Queensferry Road, Edinburgh, EH4 2EA

Description

Highly attractive semi-detached house built in 1928, which has been tastefully extended and upgraded in keeping with the original design. The property is immaculately presented and is in pristine condition throughout and would make an ideal family home. It retains many original period features such as corning and fireplaces but has been modernised with sash and case style double glazing and a modern gas central heating system.

The accommodation comprises:

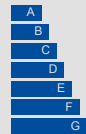
- Vestibule with original tiled flooring
- Broad, welcoming entrance hall with staircase and glazed screens
- Luxurious shower room which is fully tiled with tiles from Porcelanosa and is fitted with Villeroy and Boch sanitary ware including a large shower enclosure, wash basin with vanity unit, WC and ladder towel rail
- Bedroom 3 / home office with picture rail and cornice
- Generous bay windowed sitting room with gas fire with original fire surround, picture rail and corning
- Rear facing family room / downstairs bedroom with French doors to the rear, gas fire and two Edinburgh presses
- Well-appointed modern kitchen / dining room fitted with wall and base mounted gloss units, star galaxy granite worktops with inset two bowl stainless steel sink, Porcelanosa tiled splashbacks and appliances including halogen range cooker with extractor hood, dishwasher, fridge freezer.
- Upstairs there is a landing with access to attic storage and there is scope to extend the upstairs subject to planning considerations
- Good sized rear facing double bedroom with dormer window



VIEWING DETAILS

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- Spacious principle bedroom with dormer window to the front, press, storage within the eaves and modern fully tiled en-suite shower room with bespoke storage and Hidra sanitary ware

Outside and Gardens

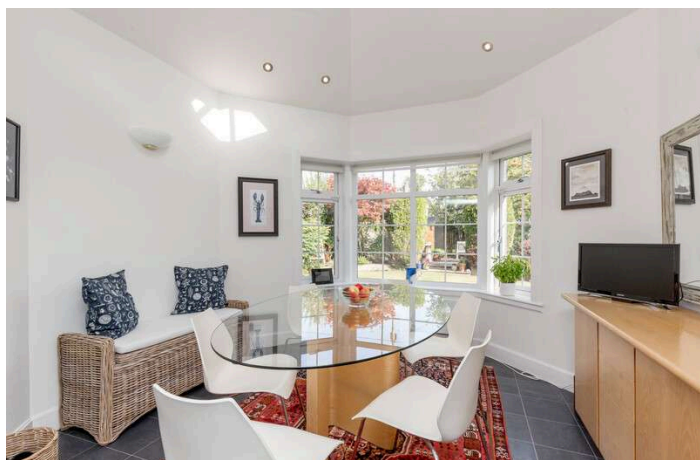
There are beautifully landscaped, well tended, mature gardens to the front and rear of the property. There is a timber shed and large timber workshop which are included in the sale. There is a monoblocked driveway to the front of the property.

Location

Craigleith is situated around a mile north west of Edinburgh city centre and only a short journey from the West End and the excellent local amenities of Stockbridge. Craigleith Retail Park is close by and has a variety of large retail outlets as well as a Sainsbury's supermarket, Marks and Spencer and Boots. The Water of Leith Walkway, the Gallery of Modern Art, and the West End are within walking distance from the property. Nearby are the green open spaces of Ravelston and Murrayfield golf courses, Inverleith Park, Royal Botanic Gardens, and enjoyable walks can be taken on Corstorphine Hill. The area is also well located for anyone working at the Western General Hospital or Fettes Police Station. Both public and private sector schools in the immediate area include Flora Stevenson Primary, Broughton High School, Fettes College, Stewart's Melville & Mary Erskine's and Edinburgh Academy. Excellent bus services regularly run into the city centre and surrounding areas. It is also well placed for Haymarket train station.

Extras

The fixed floor coverings, blinds, light fittings and kitchen appliances are included in the sale. Some curtains are excluded from the sale.



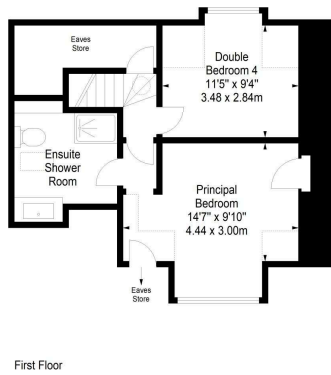
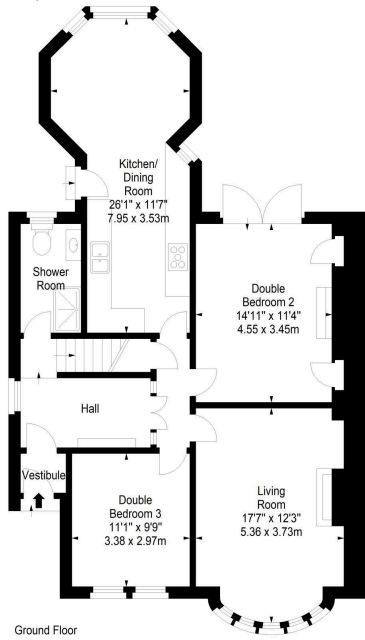




Queensferry Road,
Edinburgh,
Midlothian, EH4 2EA



Approx. Gross Internal Area
1400 Sq Ft - 130.06 Sq M
For identification only. Not to scale.
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