









Offers Over

£275,000

5 (1F) Craigcrook Road

Blackhall | Edinburgh | EH4 3NQ

Neilsons are delighted to offer on to the market this charming upper villa, forming part of a traditional Victorian terrace, situated in Edinburgh's desirable Blackhall area. The property retains many period features and would undoubtedly appeal to professionals and those looking to downsize.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  EPC Rating – D
-  Council Tax Band - D



Description

In brief the subject comprises; entrance vestibule with stairs leading to the upper floor, bright welcoming hallway with skylight, light and airy bay windowed reception room with feature fireplace, stylish fitted kitchen with integrated appliances, spacious double bedroom with feature fireplace and contemporary bathroom with separate shower enclosure. Further benefits include gas central heating and double glazing.



Extras

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

Parking

There is ample on-street parking to the front of the property and surrounding area.

Viewing

By appointment with Neilsons on 0131 625 2222





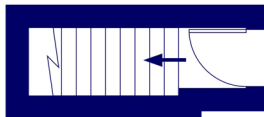
Location

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 Craigleith 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. Directly opposite the house, nestled amongst the trees, lies the stately Craigcrook Castle. Blackhall Primary School and The Royal High School are within the school catchment area. The property is also convenient for many of Edinburgh's highly-regarded private schools.

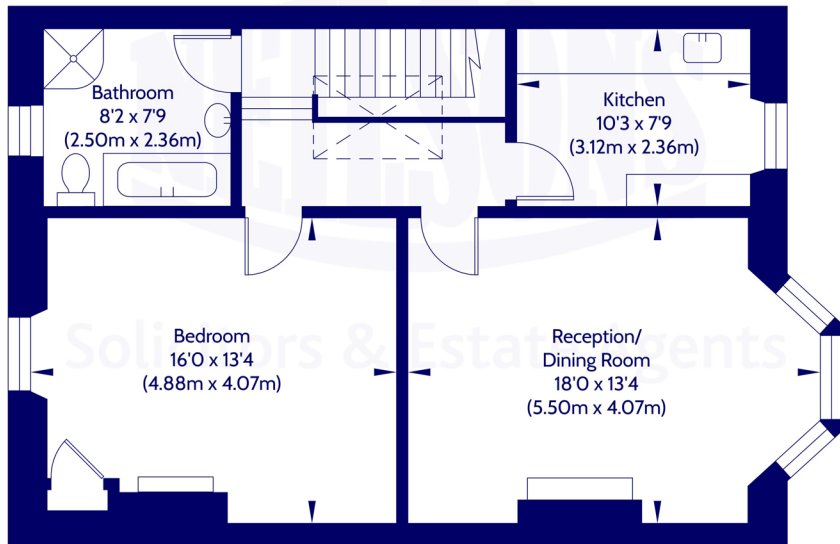
Approx. Internal Area 65.43 Sq M / 704 Sq Ft.
Not to scale. For identification only.
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Ground Floor



First Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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- Full estate agency service
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- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

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