



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**14 SEAFORTH DRIVE**

Blackhall, Edinburgh, EH4 2BX



This detached bungalow is a deceptively spacious and highly versatile family home, which offers various layouts and flexible living space to suit the buyers' needs. It is ideal for a wide demographic, from downsizers who like a lot of space, to families, and investors. The residence further benefits from a desirable location in popular Blackhall, set close to regular transport links, schools, Ravelston Park, and excellent amenities, including Craigleith Retail Park. Plus, it has private parking and a southeast-facing rear garden.

Extras: the property is to be sold as seen. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- Spacious and versatile detached bungalow
- Situated in sought-after Blackhall
- Welcoming vestibule and central hall
- Dual-aspect living room/bedroom 3
- Dual-aspect family room/bedroom 4
- Bright, southwest-facing dining room
- Southerly-facing triple-aspect conservatory
- Fitted kitchen with rear garden access
- Two double bedrooms (one with wardrobe)
- Modern three-piece shower room
- Mature gardens to the front and rear
- A greenhouse and a garden shed
- Detached garage with private driveway







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VERSATILE DETACHED  
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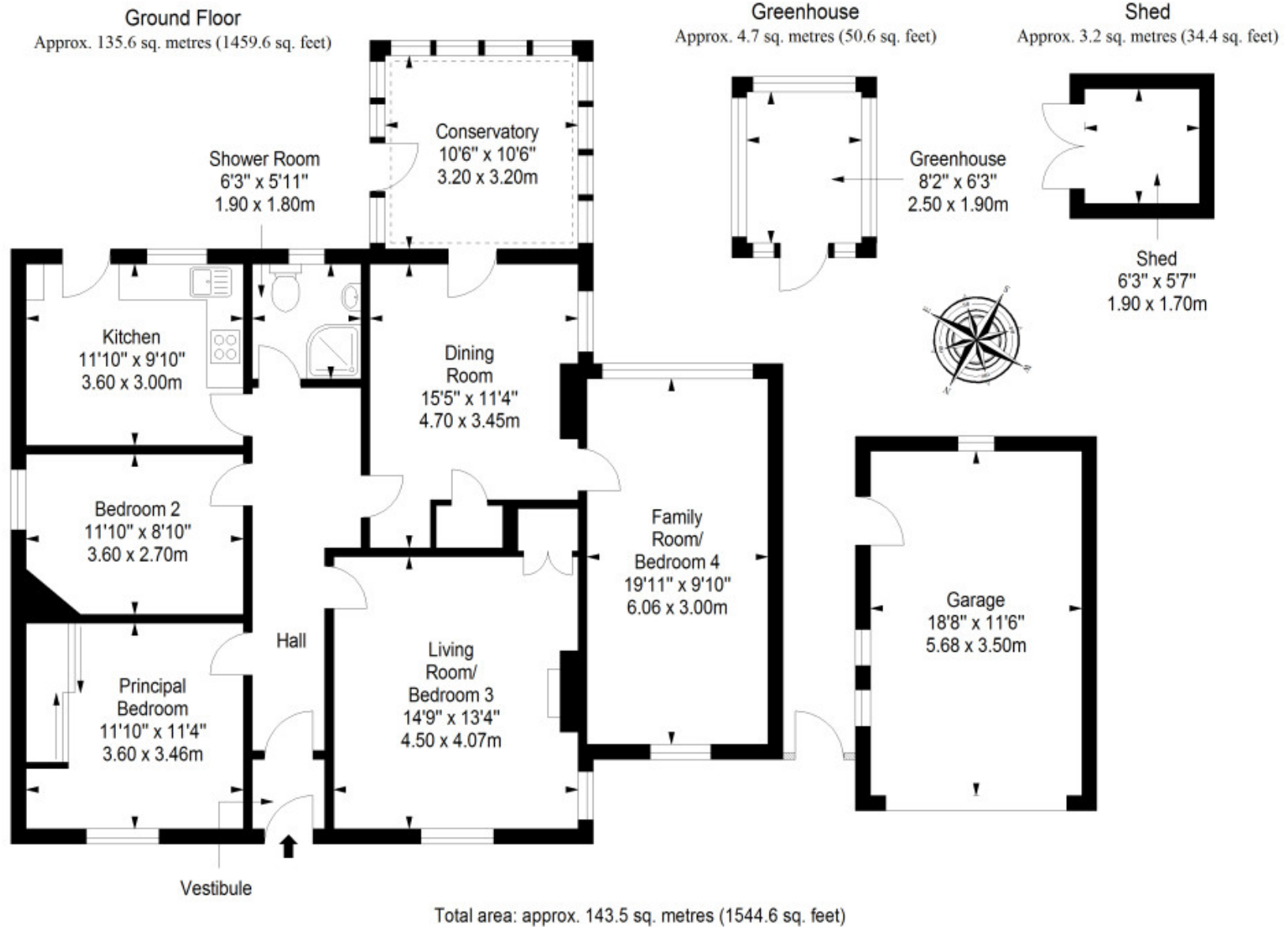
EPC RATING:

E

COUNCIL TAX BAND:

F

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366





GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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