



62 Macdowall Road
Blackford, Edinburgh, EH9 3EG





62

Macdowall Road

Delightful, generously proportioned traditional semi-detached villa with a private south facing garden located within the sought-after Blackford district, close to good local amenities.

- Entrance vestibule
- Reception hall
- Bay windowed living room
- Family room
- Kitchen
- Dining room
- 2 Double bedrooms
- Single bedroom
- Large shower room
- Separate w.c.
- Private south facing rear garden
- Single garage & driveway

Asking price: Offers Over £725,000

Home Report: £750,000

EPC Rating: D

Council Tax: G

Tenure: Freehold

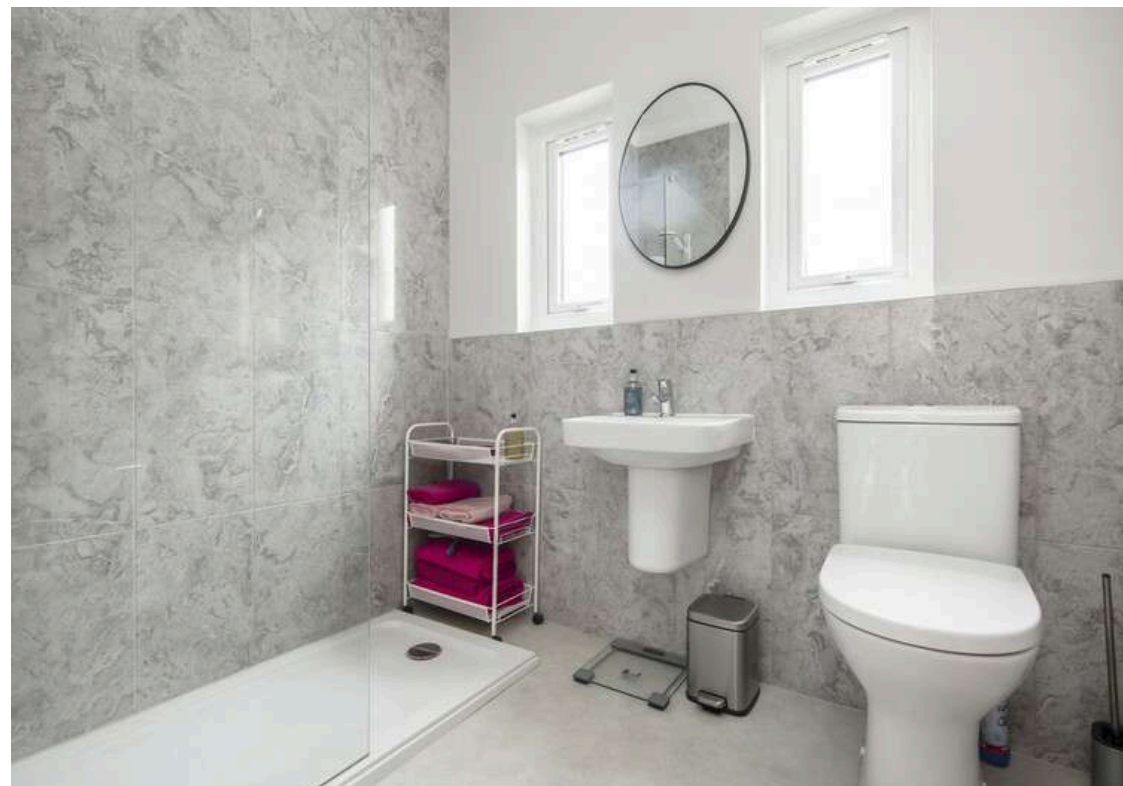
The property opens into an entrance vestibule with flagstone floor, leading into the reception hall which gives access to the upper floor via a Canadian pine staircase, a useful storage cupboard and the ground floor accommodation which comprises; bay windowed living room with feature electric fire, family room with patio doors to the rear garden, kitchen with a good range of wall and base units and space for a breakfasting table, large dining room overlooking the rear garden and a door leading to the garage which offers a utility area housing the washing machine, tumble dryer and fridge/freezer, and a separate w.c.

The upper landing benefits from an abundance of light from the glazed cupola and leads to the 3 bedrooms, shower room with large walk-in cubicle with electric shower and two large storage cupboards.

The property further benefits from gas central heating, double glazing, attached single garage and driveway and private gardens to the front and rear, the latter being south facing and enjoying two paved patio, area of lawn, mature plants and shrubs and a timber shed.

Extras: to include all fitted carpets and fitted floor coverings, light fittings, curtains, blinds, electric hob, oven, fridge, dishwasher, washing machine, tumble dryer and fridge/freezer.







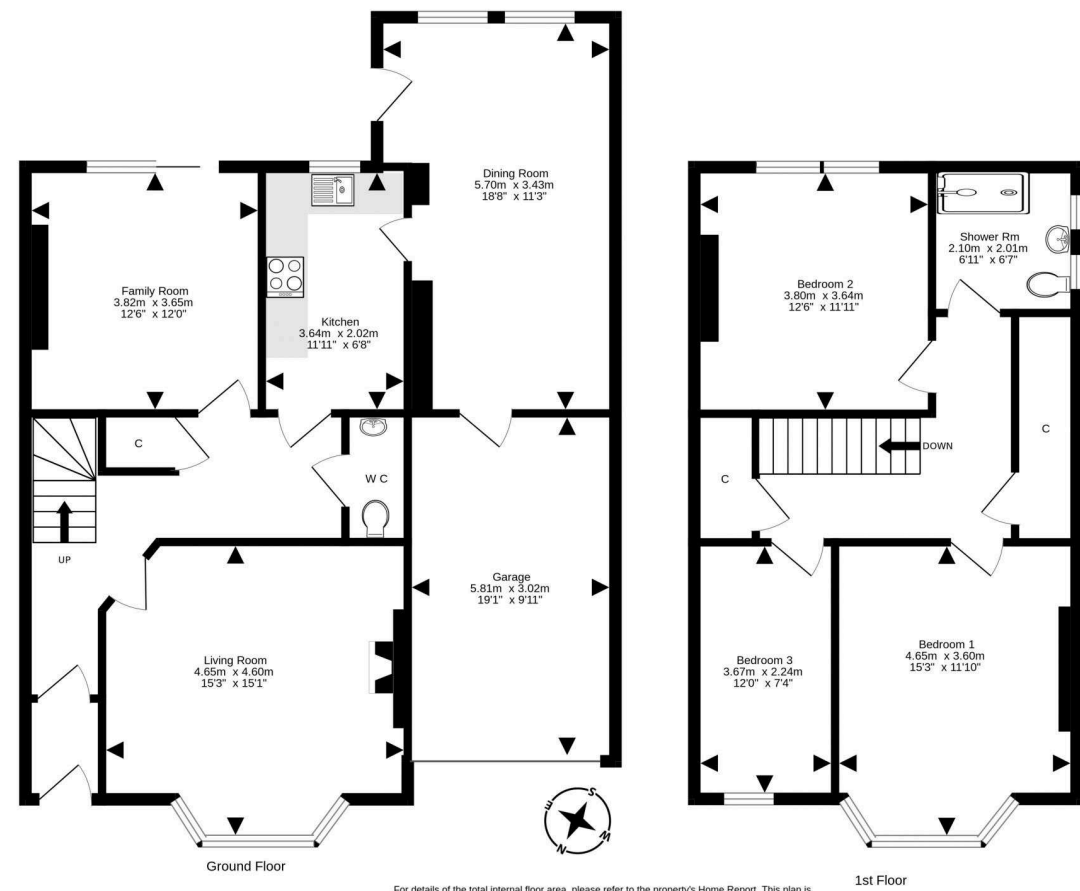
Nestled in a green valley against the backdrop of Blackford Hill Nature Reserve and the conservation area of the Grange; the small and exclusive area of Blackford offers one of the capital's most tranquil living spaces.

The city centre is just over two miles away, with neighbouring Morningside and nearby Bruntsfield offering a wide variety of cafés, restaurants, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, banks, a library, and supermarkets including Waitrose and M&S Foodhall.

In addition to Blackford Hill Nature Reserve promising peaceful nature on your doorstep, Craigmillar Park Golf Club is within easy reach.

The property is in the catchment area for the renowned state schools of Sciennes Primary and James Gillespie's High. Furthermore, it enjoys easy access to prestigious private schooling at primary and secondary level, with Edinburgh's top universities also close by.

The area is very well served by day and night public transport, walkways and numerous cycle paths.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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