

COULTERS[©]

3 MAIDENCRAIG GROVE

BLACKHALL, EDINBURGH, EH4 2BJ

 4 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

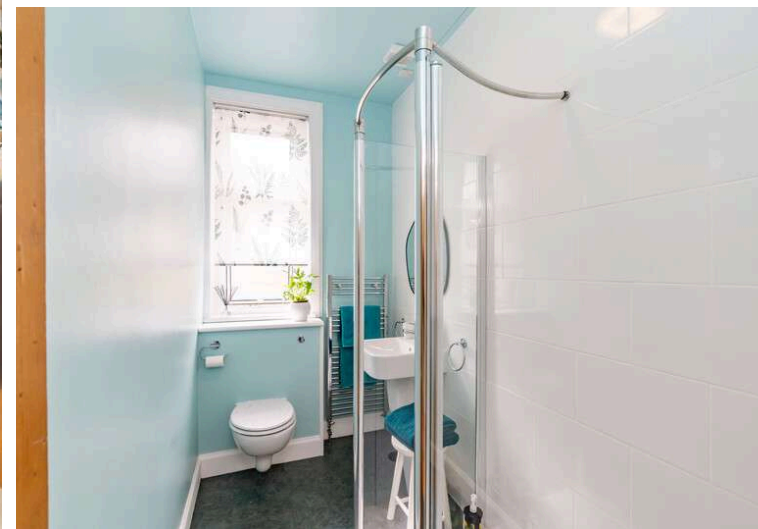
Situated in a tranquil cul-de-sac with only a few neighbouring homes, 3 Maidenraig Grove enjoys a prime location in the highly desirable Blackhall area. This extended semi-detached property boasts an elevated, set-back position, offering breathtaking views of the Edinburgh skyline.

This is a bright and spacious home that is presented in very good order and offers a fantastic opportunity for reconfiguration or further extension. The accommodation is set over two levels and on the ground floor comprises: a vestibule; generously proportioned sitting/dining room with floor to ceiling sliding doors to the garden; fitted kitchen complete with quality integrated oven, grill and gas hob; principal double bedroom with large built-in wardrobe; additional double bedroom or further reception room to the front; and a contemporary shower room.

Upstairs, there is a further spacious double bedroom with built-in mirrored wardrobe and separate storage cupboard. Bedroom four is currently set up as a single room, perfect for child's bedroom or an ideal study. The family bathroom which is partially tiled and fitted with a contemporary three piece suite and overhead shower, is also located on the upper level.

KEY FEATURES

-  Semi-detached home in quiet cul-de-sac
-  Exceptional views of the city skyline
-  Private gardens to front, side and rear
-  Driveway for multiple vehicles
-  Highly regarded schools nearby
-  Craigmile Retail Park close by



The property has gas central heating and double glazing throughout.

A paved driveway provides off road parking for multiple vehicles as well as a convenient turning space. The driveway is bordered to the right by an expertly curated selection of mature plants and shrubs which make an attractive approach to the house. There is also a seating area from which to enjoy the fantastic views of Edinburgh's skyline.

Further private garden ground can be found to the side and rear of the property. The area to the side, which is beautifully sunny, has a small greenhouse, raised beds and thriving raspberry bushes whilst the ground to the rear is mainly paved and is afforded great privacy by the trees beyond.





THE LOCAL AREA

Positioned in Edinburgh's residential neighbourhood of Blackhall, a ten-minute drive North-West of Edinburgh's City Centre, this property enjoys a wonderful location. Corstorphine Hill Nature Reserve, Dalmeny Estate and Cramond Beach are just some of the nearby open spaces to enjoy. The Royal Burgess Golf Club, Murrayfield Golf Club, and Blackhall Lawn Tennis Club are close by and it is not far from Murrayfield Stadium and David Lloyd Health Club at Corstorphine. For everyday shopping needs, there is a convenience store and a popular café just a short walk away. Craighleith Retail Park, just a five minute walk from the property, boasts a Sainsbury's supermarket and other retailers including a Marks and Spencer, and there is a Waitrose at Comely Bank. Cosmopolitan Stockbridge with the picturesque Royal Botanic Gardens and Inverleith Park has an array of high quality retail and dining choices.

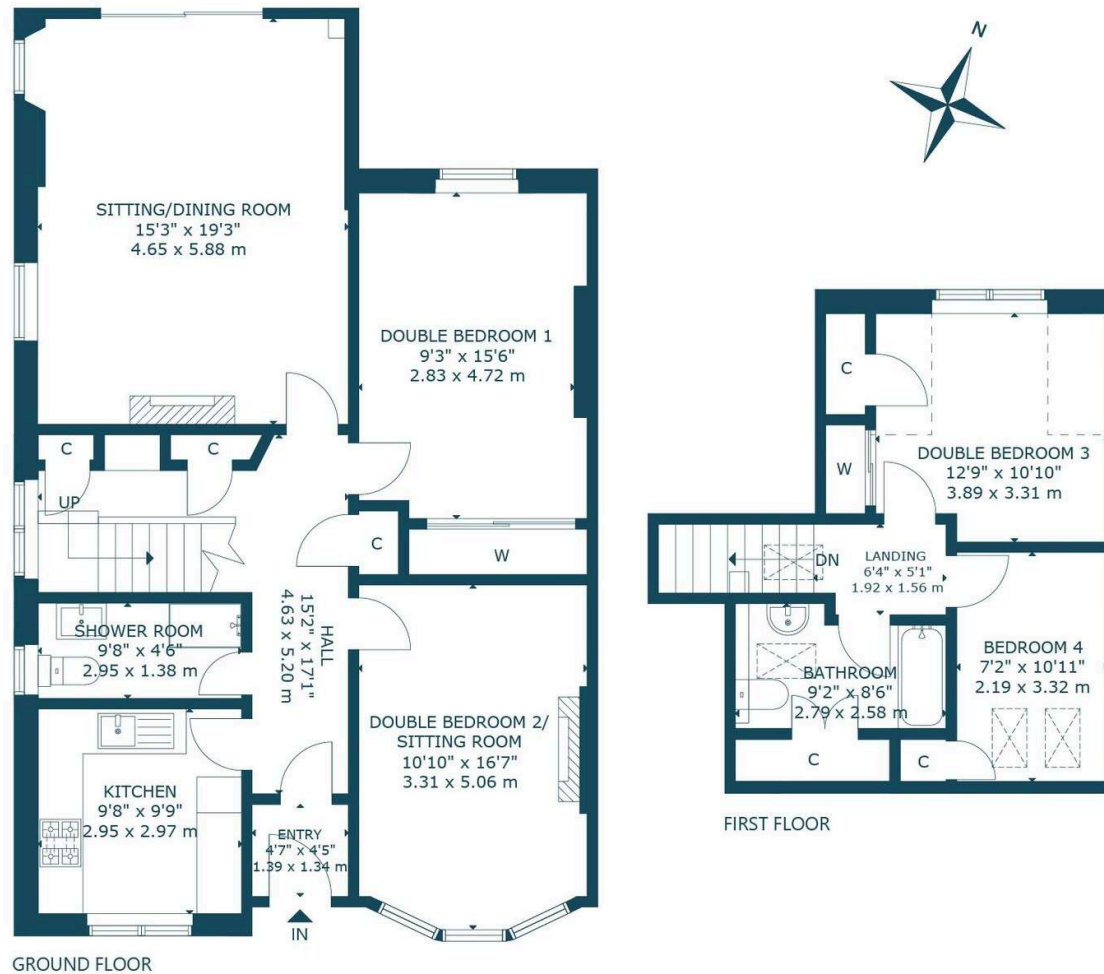
It is in the catchment area for the well-regarded Blackhall Primary School and The Royal High. Fettes College, Stewart's Melville College, The Mary Erskine School, and St George's School are some of the private schooling options available nearby. The property benefits from superb transport links with regular bus services into the City Centre, as well as quick access to Edinburgh International Airport, the Queensferry Crossing, and the M8. It is also well-positioned for the extensive cycle path network.

EXTRAS

All blinds, light fittings, fitted flooring, white goods, integrated appliances, garden shed and greenhouse are included in the sale price. Other items may be available by separate negotiation.







GROUND FLOOR

FIRST FLOOR

3 MAIDENCRAIG GROVE, EDINBURGH, EH4 2BJ

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,366 SQ FT / 127 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.