



The Oak

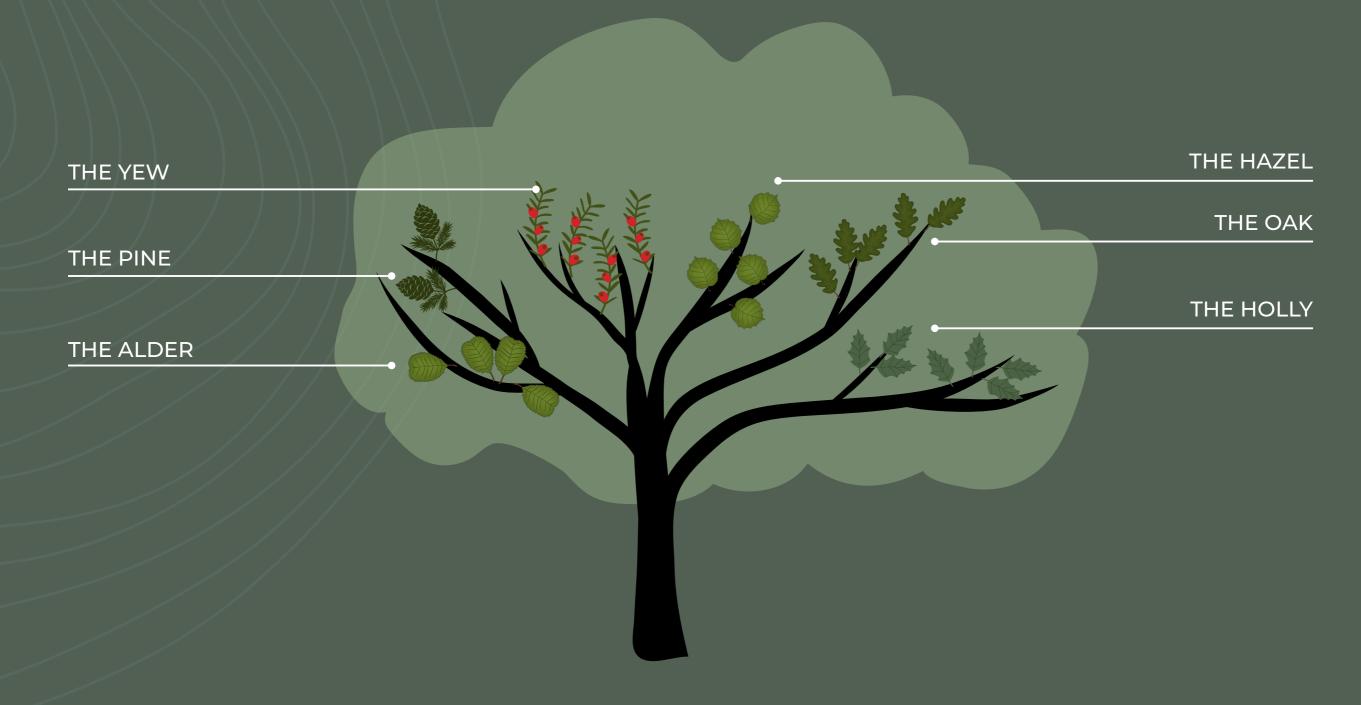
RIVERSIDE ROAD

Craiglehall Meadows, Craiglehall, Edinburgh, EH30 91P

Riverside Road

HOUSE TYPES

Introducing a stunning family home in a picturesque yet convenient location on the western fringes of the capital. Part of the Riverside Road development at Craigiehall Meadows, this modernist residence, originally built circa 1960, has been beautifully refurbished to preserve its striking mid-century proportions while seamlessly blending style and functionality. Modern luxury meets eco-efficiency with a new roof, triple glazing, upgraded electrics, and a new gas central heating system.



THE PI





GENERAL FEATURES:

Acclaimed development of refurbished mid-century homes
Area of outstanding natural beauty on the fringes of Edinburgh
Stylish and spacious detached family home over two storeys
Stunning country views at the front and rear
Fully upgraded interiors, including fresh décor and flooring

ACCOMMODATION FEATURES:

Bright vestibule open to an entrance hall with a coat room and a new WC
South-facing living room with triple-aspect windows
Brand-new integrated kitchen with a dining area opening onto the
garden,plus a practical utility room
Principal suite with new bathroom featuring a shower-over-bath
Three further double bedrooms (two with fitted wardrobes)
New family bathroom with shower-over-bath
New roof, triple glazing, upgraded electrics, and new gas central heating

EXTERNAL FEATURES:

Wraparound gardens with mature trees and a secluded terrace
Private driveway
Detached single garage
EPC Rating: D
Council Tax Band: F



Property Name

THE Oak, RIVERSIDE ROAD

Location

EDINBURGH, EH30 9TP

Approximate total area:

161.2 SQ. METRES (1735.2 SQ. FEET)

The floorplan is for illustrative purposes. All sizes are approximate.

- **Ground Floor**
- First Floor
- Garage



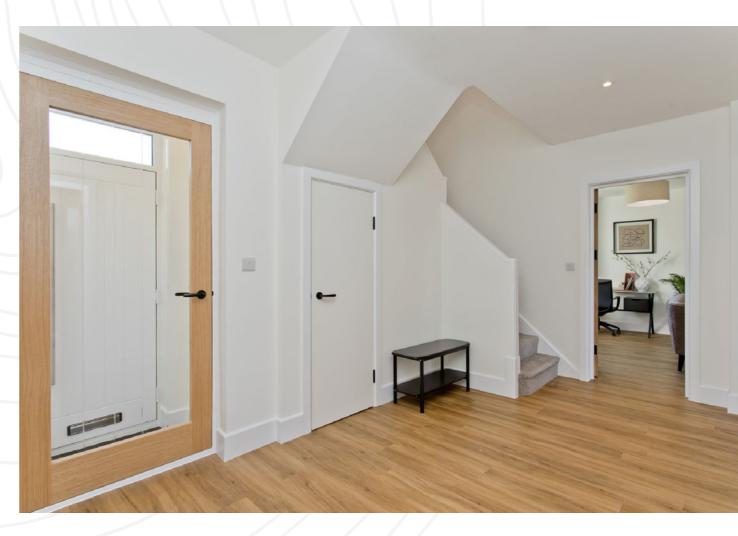






Turn-key family home

with an idyllic setting



A spectacular four-bedroom, two-bathroom detached family home, fully refurbished to a luxurious level and complemented by generous gardens, open views, and private garage parking. This exclusive development offers its residents a rural idyll while remaining ideally positioned to enjoy the capital's many attractions.







Living room with a triple aspect and serene views



The living room serves as a comfortable sitting area. Triple-aspect windows bathe the space in natural light and elegantly frame picturesque country views. Its clean lines and subtle accent décor enhance the relaxing ambience.

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Social dining kitchen

opening onto the gardens







Neighbouring the living room is the heart of the home: a light-filled kitchen with a dining area that opens onto the gardens, creating an ideal setting for daily family life and year-round entertaining. The brandnew kitchen boasts sleek contemporary cabinets and a durable composite worktop, fully integrated with premium appliances, including an eye-level oven, microwave/grill oven, induction hob, fridge/freezer, and dishwasher. Enhancing everyday convenience, an adjacent utility room provides a discreet space for white goods, while an external side exit via a vestibule offers a perfect spot for kicking off muddy boots.









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The principal bedroom is a serene retreat

The principal suite is a blissful retreat that features a bright bathroom with a bath and overhead rainfall shower.

Stylish newly-fitted bathrooms

A similarly styled family bathroom on the first floor also benefits from natural light and features a shower-over-bath. Additionally, off the entrance hall on the ground floor is a practical coat room with a bright WC, accented by elegant Morris & Co wallpaper.









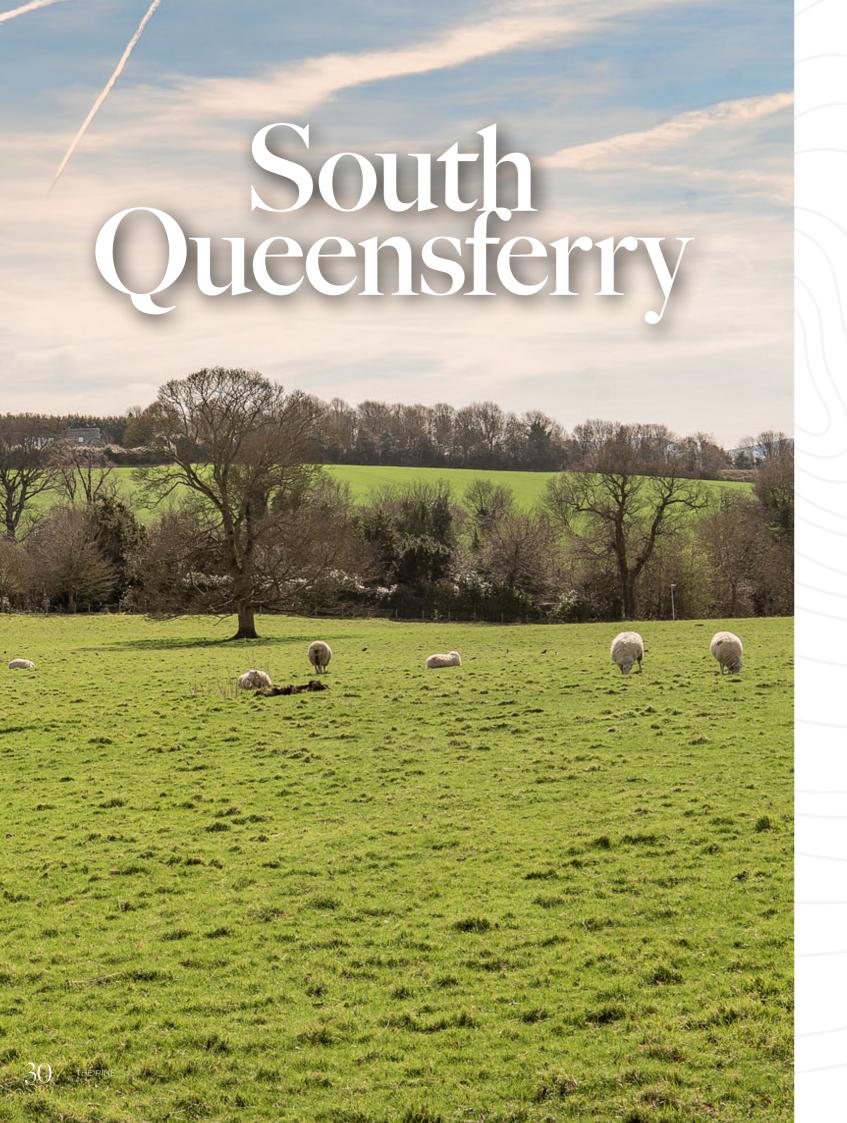




Surrounded by hedgerows, established trees, and open countryside, the gardens create a green oasis with a welcoming sense of seclusion. Predominantly laid to lawn and complemented by a terrace off the kitchen, the outdoor space presents an opportunity for a buyer to enhance the landscaping. A driveway leads to a detached single garage, providing private parking with easy pathway access to the home.

Extras: Included in the sale are all fitting flooring and window coverings, light fittings, and appliances.

Factor: Craigiehall Meadows is a factored development managed by Hacking & Paterson, at a cost of approximately £60 per month. The factoring fee covers the maintenance of communal areas, including private roads and lighting, as well as the upkeep of shared gardens, grounds, and parking areas.



An enticing combination of tranquil coastal living and easy city access

Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, South Queensferry offers an enticing combination of tranquil coastal living and easy city access with services from Dalmeny Train Station taking you to the heart of Edinburgh in 20 minutes. The conservation area of South Queensferry boasts breath-taking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the Forth Bridge. A range of local amenities includes top-ranking restaurants, cafés, traditional pubs, and independent retailers. On the outskirts of town, you will find a major supermarket and well-known chain restaurants. The area caters well for schooling, from nursery to secondary level and provides a wealth of recreational facilities and scenic nature trails at Leuchold Woods, Dalmeny Park, the marina, or a stroll on the banks of the Forth. With its position close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh airport) is fast and convenient.



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