

Flat 4, 7 Craigmook Place, Blackhall Edinburgh EH4 3NG Offers Over £290,000

- Large bay window lounge featuring log burning stove
- Modern kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and utility cupboard
- Large double bedroom with built in wardrobes
- Large box room with sky light
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Well kept communal garden
- Store cupboard in communal stair
- Free on-street parking

Council Tax Band: D
Tenure: Freehold



Flat

This stunning top-floor flat in Blackhall is guaranteed to impress. Presented in immaculate, true turn-key condition, and located close to excellent local amenities with easy access to the city centre, this beautiful home is sure to attract strong interest. Early viewing is highly recommended to avoid disappointment.

The accommodation includes a gorgeous bay-window lounge, complete with a stylish log burning stove—an inviting space to relax or entertain. The bespoke monochrome kitchen, crafted by Sculleries of Stockbridge, offers exceptional quality, with pantry storage, integrated fridge drawers, a Dekton worktop, a Fisher & Paykel gas hob and double oven, plus integrated Neff dishwasher and extractor. The former larder cupboard houses the washing machine and modern condensing boiler. There is generous room for a dining table, a rear-facing window with pleasant views, and engineered oak flooring throughout. The property features a spacious double bedroom with built-in wardrobes providing excellent storage, as well as a large box room with skylight, ideal as a home office, double guest room, or nursery. The contemporary bathroom is fitted with a three-piece suite and mains shower over the bath, including a rainwater shower head and underfloor heating—perfect for cosy winter mornings. Additional benefits include gas central heating, double glazing, a well-kept communal garden to the rear, and a useful store in the shared stairwell, ideal for bikes. Free on-street parking is readily available.

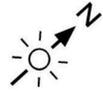
Blackhall is a highly desirable residential neighbourhood in north-west Edinburgh, close to the beautiful open spaces of Corstorphine Hill, Cramond Beach, and several popular golf courses. Everyday shopping is well catered for with local shops on Hillhouse Road and larger retail options at Craighleith Retail Park, home to Sainsbury's and Marks & Spencer. Nearby Comely Bank and Stockbridge offer a vibrant mix of cafés, bars, restaurants, and independent shops. The area is renowned for its excellent schooling, including The Royal High School, St Augustine's, Blackhall Primary, and St Andrew's Fox Covert RC, with many of the city's top private schools—such as Fettes College, Stewart's Melville College, The Mary Erskine School, and St George's School—also within easy reach. Blackhall enjoys superb transport connections, with regular bus services to the city centre and quick road access to Edinburgh International Airport, the Queensferry Crossing, and the M8 motorway.

Viewing by appointment on 0131 337 1800





**Craigcrook Place,
Edinburgh, EH4 3NG**



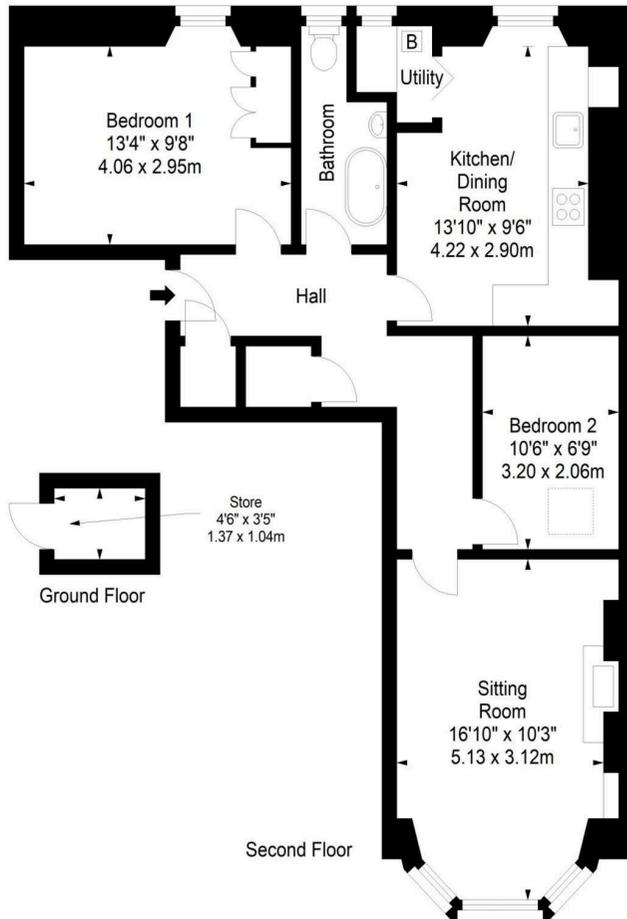
Approx. Gross Internal Area
725 Sq Ft - 67.35 Sq M

Store

Approx. Gross Internal Area
16 Sq Ft - 1.49 Sq M

For identification only. Not to scale.

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