



84 MARCH ROAD

Blackhall, Edinburgh, EH4 3SY


1
Public Room


3
Bedrooms

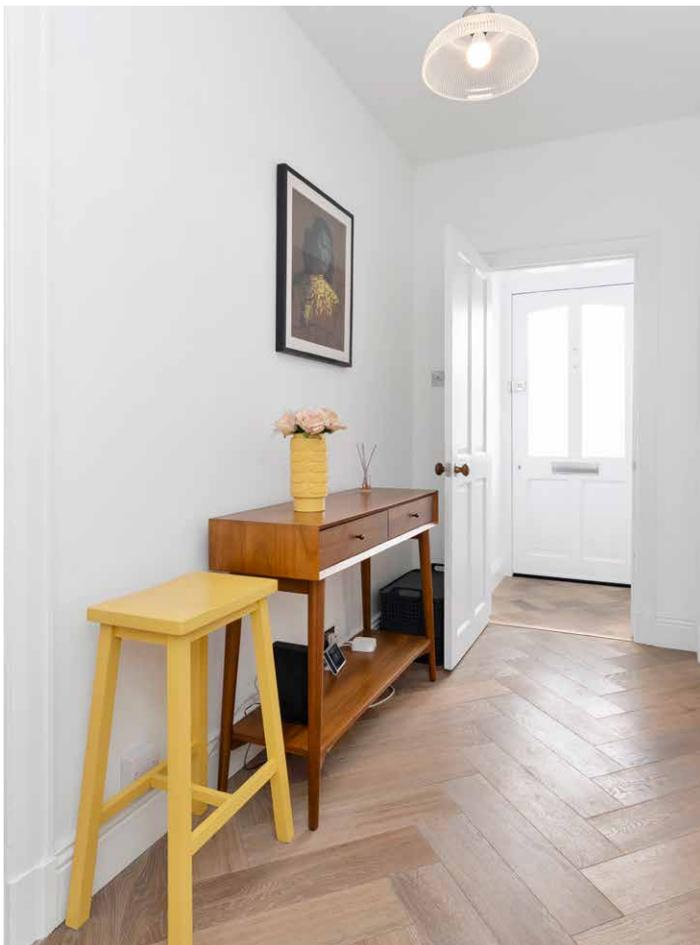

1
Bathroom

84 MARCH ROAD

Introducing a fully-refurbished three-bedroom detached bungalow in sought-after Blackhall, which offers effortless living across a single floor. Finished to exceptional standards throughout, this beautiful home boasts fresh decoration and a host of contemporary features, including an updated kitchen, bathroom, internal doors and engineered wood flooring throughout. Wonderfully bright and spacious, it also benefits from a generous reception area and a fully-floored attic room. In addition, the property has carefully maintained gardens and private parking with a fully-commissioned EV charger.

Stepping inside, you are greeted by a vestibule and hall that immediately establish the home's aesthetic, boasting white décor and a herringbone floor. To the rear, a large living and dining room offers a relaxing space for everyday use. It features a log-burning stove for cosy evenings and a generous array of triple-aspect windows, capturing all-day sun and lovely garden views. It also enjoys French doors extending the space out into the garden. The modern kitchen has a fashionable design with sleek, handle-less cabinets in white alongside chunky wooden worktops. Under-unit lighting and seamlessly integrated appliances add to the sophisticated look, elevating the space even further. Meanwhile, the three double bedrooms continue the attractive styling. All three rooms are bright and spacious, with the principal bedroom enjoying the largest footprint having been upgraded and opened out. It also features traditional parquet flooring (restored by the current owner) and a sweeping bay window. A bedroom is also currently arranged as a flexible office, gym, and sitting area too, highlighting the versatility of the home. Completing the main accommodation is a three-piece bathroom with an overhead rainfall shower. From the principal bedroom, a ladder also connects to a large, fully-floored attic room with electricity, lighting, and eaves storage. It is a wonderful addition that brings creative potential.

Outside, the home has professionally landscaped gardens to the front and fully-enclosed rear, incorporating neat lawns and mature plants, as well as three sheds for optimal storage. Offering excellent privacy, the long rear garden is a beautiful space for relaxing and socialising in the summer. A private front driveway also provides off-street parking and an electric vehicle (EV) charger.



C
EPC
RATING

F
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TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A fully-refurbished detached bungalow in Blackhall
- Fresh neutral décor and new engineered wood floors
- Welcoming entrance vestibule and central hall
- Expansive living and dining room with a log burner
- Modern kitchen with integrated appliances
- Three bright and spacious double bedrooms
- Family bathroom with overhead shower
- Large, fully-floored attic room with eaves storage
- Professionally landscaped front and rear gardens
- Three garden sheds for optimal storage
- Private front driveway with an EV charger







Extras: integrated kitchen appliances (oven, induction hob, extractor hood, microwave, fridge/freezer, dishwasher, and washer/dryer) to be included in the sale. 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.











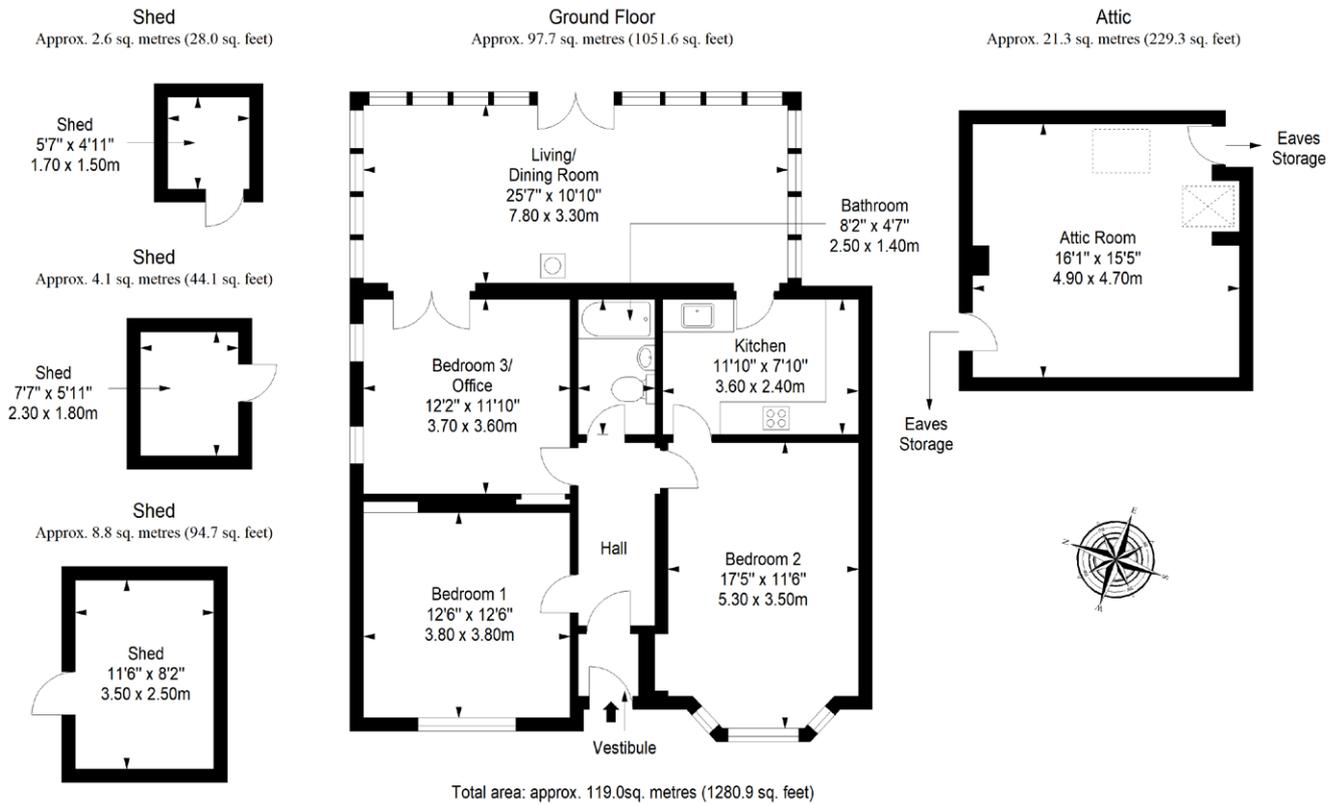




BLACKHALL

Hugged by large green areas of natural beauty, Blackhall is a tranquil, sought-after suburb situated just a few miles from the bustling city centre, with excellent local amenities, schools, and outdoor pursuits. Nearby Craighleith Shopping Park houses high-street stores and major supermarkets, whilst Blackhall and the surrounding area offer a range of independent outlets, cafés, pubs, takeaways and restaurants, and a library. The area is renowned for its excellent private and state schools at primary and secondary levels, and enjoying the outdoors and staying fit could not be easier, with the scenic, leafy spaces of Ravelston Park, Ravelston Wood and Corstorphine Hill. Ravelston and Murrayfield golf courses, along with Murrayfield Stadium, offer a wealth of activities, sports clubs, events, and fixtures. The area is conveniently situated for commuting to the city centre, nearby Edinburgh airport and the motorway network. Excellent public transport is provided with regular day and night bus services.

FLOORPLAN



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