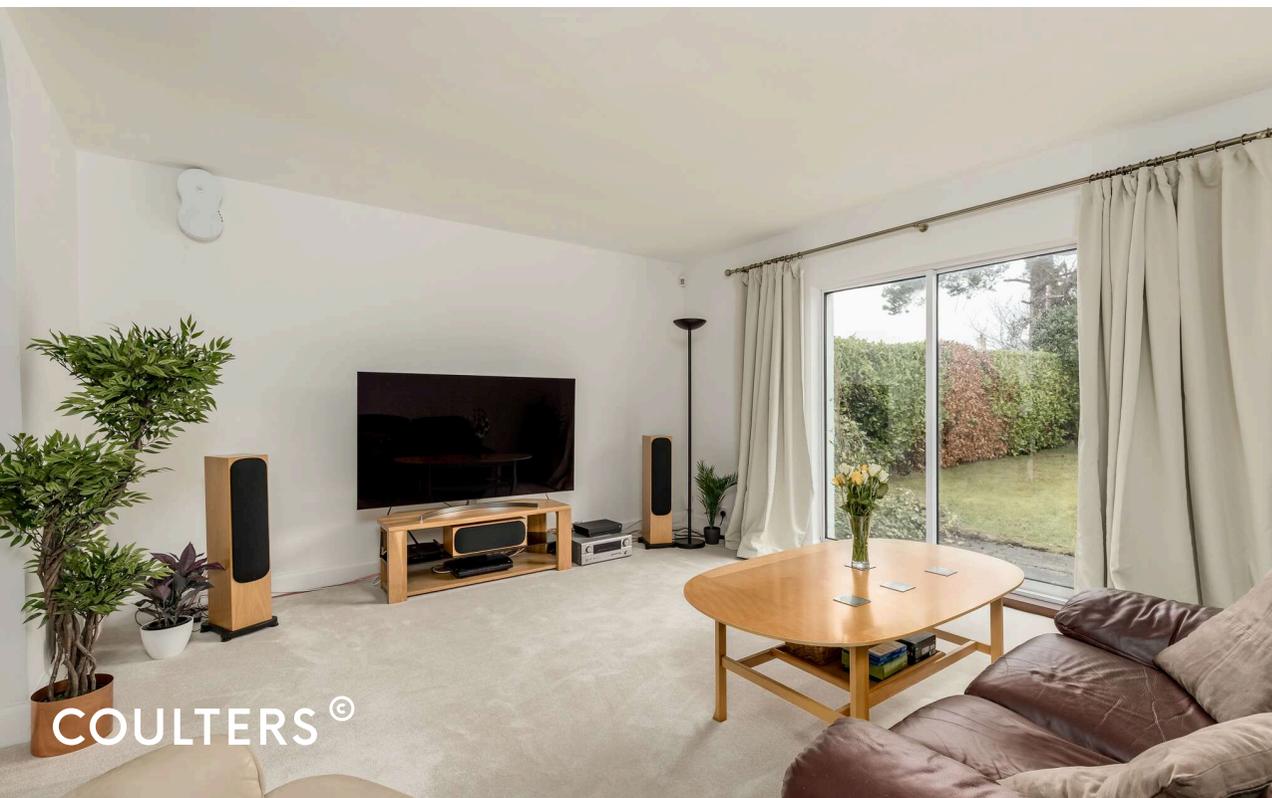


COULTERS[©]

58 CRAIGCROOK AVENUE

BLACKHALL, EDINBURGH, EH4 3PX

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Set in the sought-after area of Blackhall, 58 Craigcrook Avenue is an attractively presented detached three-bedroom bungalow. Stylishly upgraded by the current owner, the property offers well-proportioned accommodation with generous front and rear gardens.

The spacious sitting room has a lovely, bright outlook to the rear garden, with direct access from sliding patio doors. Recently fitted soft, neutral carpet is underfoot and continues into the large dining room and then hall.

KEY FEATURES



Well proportioned detached bungalow.



Three bright double bedrooms.



Private front and rear gardens.



Garage and driveway.



Located in the sought after area of Blackhall.



Excellent local amenities nearby.



EPC Rating - D



Council Tax Band - G



The dining room is open plan to the sitting room, also conveniently situated next to the kitchen, offering a generous space for mealtimes and entertaining.

The sleek, modern kitchen is fitted with wall and base mounted cabinetry with contrasting worktops (with downlighters above) which extend to create a breakfast bar. The integrated appliances comprise; Neff 5 ring gas hob and electric fan oven, a fridge/freezer and a dishwasher.

With a lovely bay window, double bedroom one is to the front of the property and a beautiful wood floor. A 361 fire safe is located here. There are two further double bedrooms; one to the front, the other to the rear.



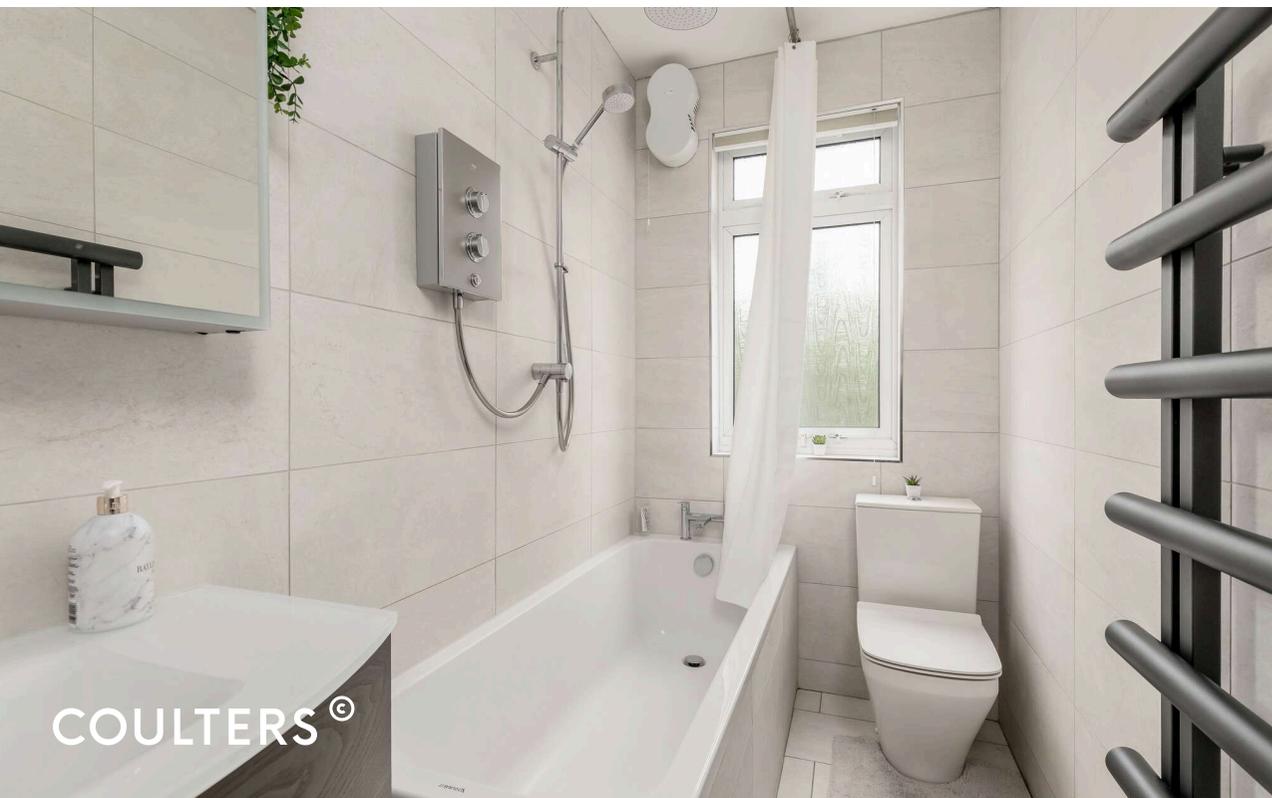


CONTINUED...

The impressive, contemporary bathroom has an electric rainfall shower over the bath, in addition to a WC, a bathroom cabinet incorporating lighting, a wash hand basin (and drawers below) and remote control electric under floor heating.

Overhead there is an attic space, partially floored. Heating and hot water is provided by gas central heating and there is double glazing.

The front garden is mainly laid with lawn, path to the front door and a driveway leading to the detached garage. The rear garden is considerably sized with a lawn, established bushes and trees in addition to a separate "re-wilding" area with a greenhouse and shed.



EXTRAS

All light fittings, fitted flooring, the 36l fire safe and integrated appliances are included in the sale price.







THE LOCAL AREA

The highly desirable residential neighbourhood of Blackhall is located to the north-west of the City Centre, close to the beautiful open spaces of Corstorphine Hill, Cramond Beach and numerous popular golf courses.

For everyday shopping needs, there are a variety of shops on Hillhouse Road and Craigleith Retail Park offers a Sainsbury's and Marks and Spencer. Nearby Comely Bank and Stockbridge have a wide selection of cafe, bars, restaurants and independent shops.

The property is in catchment for Blackhall Primary School, St. Andrews Fox Covert RC Primary School, St. Augustine's RC High School, and the Royal High Secondary School. Many of the city's finest private schools are also within easy reach. These include Erskine Stewarts Melville, Fettes College, Edinburgh Academy, and St George's School.

The area benefits from a wide selection of bus links into the City Centre (including the number 13 bus from nearby Craigcrook Road) and also offers quick road access to Edinburgh International Airport, the Queensferry Crossing and the M8.



Craigcrook Road,
Edinburgh,
Midlothian, EH4 3PX

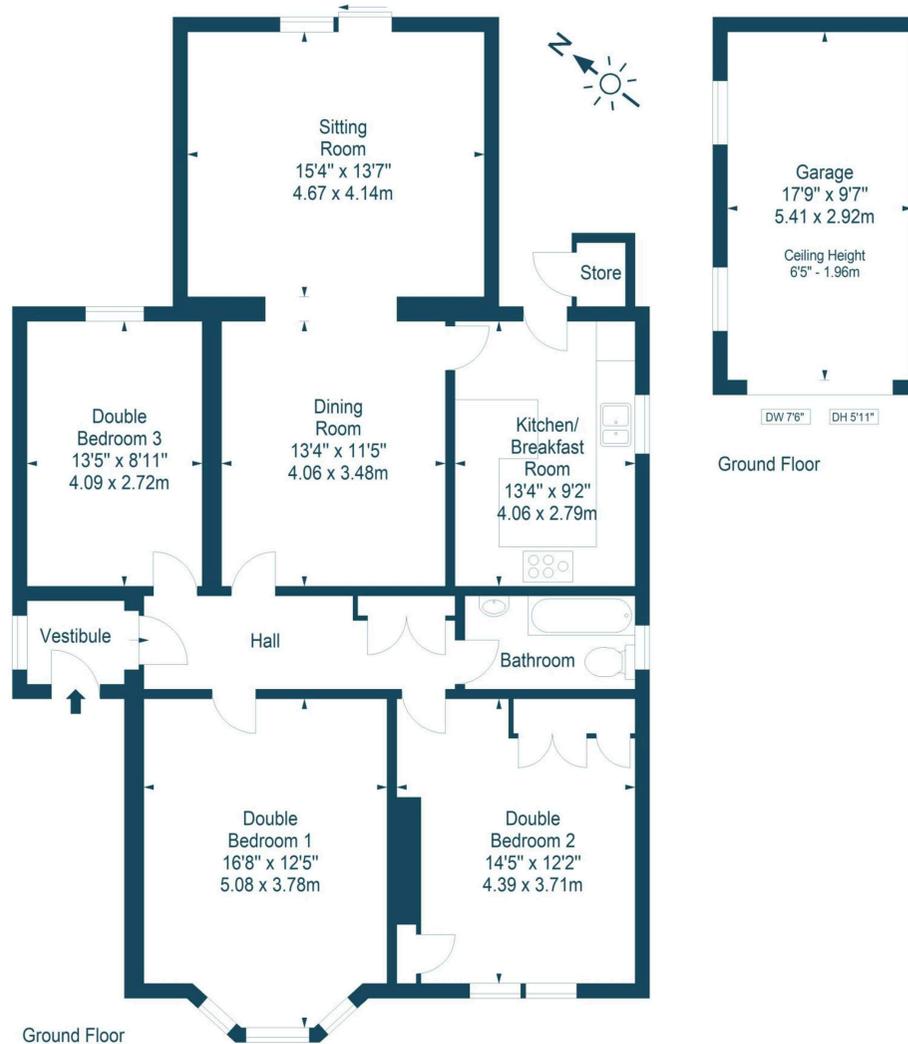


Approx. Gross Internal Area
1202 Sq Ft - 111.67 Sq M
Garage & Store
Approx. Gross Internal Area
177 Sq Ft - 16.44 Sq M
For identification only.
Not to scale.
© SquareFoot 2026

Key :

DW - Door Width

DH - Door Height



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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.