



# 6

**6 QUEENS ROAD  
BLACKHALL  
EDINBURGH**

This extended detached bungalow now requires some general upgrading and offers further potential within its large attic space.

Entrance vestibule, reception hallway, sitting room/dining room, kitchen, three double bedrooms and bathroom. Gas central heating and double glazing. Enclosed gardens, driveway and garage.

**Offers Over £340,000**





#### GENERAL DESCRIPTION

This extended detached bungalow would now benefit from some general upgrading and offers further development potential within its large attic space, subject of course to the relevant consents being obtained. The property occupies a generous sized plot within Edinburgh's much sought after Blackhall district. The internal layout comprises: an entrance vestibule with door through to the reception hallway which provides access to most rooms. The sitting room/dining room has been extended to the rear with windows and patio door on to the garden. The room features a door off to the kitchen which has windows and door to the side of the property. All three bedrooms are doubles and finally the bathroom features a modern suite with window to the side. The bungalow's specification includes gas central heating and all windows are double glazed. Externally there are generous sized garden grounds to both the front and rear. The front garden incorporates a driveway which leads to the property's garage.

#### SITUATION

Set within the popular residential area of Blackhall and located approximately two and a half miles North West of Edinburgh city centre. There are a good selection of shops and amenities nearby in Davidsons Mains and Craighleith Retail Park. There are good local primary and secondary schools within the area. Regular bus services run close by giving quick and easy access to the city centre and surrounding areas. The city bypass is also easily reached giving access to the motorway network and airport. For recreational purposes Ravelston Woods and Corstorphine Hill lie within easy walking distance providing pleasant countryside walks. There are also excellent golf courses in the area including Ravelston and Murrayfield Golf Clubs.





#### ACCOMMODATION

(All Sizes Approximate)

#### ENTRANCE VESTIBULE

The property is gained via a glass panelled door with window to the side. Displays coving and has glass panelled door leading through to the reception hallway.

#### RECEPTION HALLWAY

The reception hallway provides access to all apartments within the property and has storage cupboard off. Hatch with fixed Ramsey Ladder leading to the attic which has Velux window to the rear and is mainly floored. The attic is suitable for conversion into further living space subject to the necessary consents.

#### SITTING ROOM / DINING ROOM

**23'10" x 19'4" (7.25m x 5.90m) at widest point**

This large bright room has been extended to the rear with windows and patio doors overlooking and leading onto the garden. The room provides ample space for both sets of furniture and features coving, timber fireplace and door leading through to the kitchen

#### KITCHEN

**12'11" x 5'1" (3.93m x 1.56m )**

This fully tiled room has windows and door overlooking and leading on to the side of the property. The room feature kitchen units with worktop and sink. Included in the sale price will be the cooker, extractor hood, fridge, washing machine and tumble dryer. Displays laminate flooring and wall mounted boiler.

#### BEDROOM 1

**13'10" x 11'3" ( 4.23m x 3.42m)**

This large double bedroom has front facing window overlooking the garden. Displays coving and fitted bedroom furniture including wardrobe, drawer and vanity sections.

#### BEDROOM 2

**13'10" x 11'3" (4.23m x 3.42m)**

Again a large double bedroom with front facing window. The room features original coving and fireplace.

#### BEDROOM 3

**12'10" x 9'6" (3.95m x 2.90m)**

This double bedroom has window to the rear of the property overlooking the garden and display coving.





Schematic Diagram only - Not to scale

**BATHROOM**

7'10" x 4'9" (2.38m x 1.45m)

This fully tiled room has side facing window and features a three piece suite. Comprises; WC, wash hand basin and bath with electric shower over and fixed shower screen.

**HEATING**

The property has a system of gas central heating.

**DOUBLE GLAZING**

The property is double glazed.

**ALARM**

The property is fitted with a burglar alarm.

**GARDENS**

To the front of the property the garden area is fully enclosed with mature privet hedging and has path leading to the front, side and rear. Displays lawn section with well stocked planted areas and driveway leads to the garage. The enclosed rear garden enjoys a good degree of privacy and features lawn, patio and planted areas. The garden shed is included in the sale price.

**GARAGE**

To the side of the property there is a single garage with metal up and over door with door and window to the rear. The garage houses the freezer which is included in the sale price.

**ENTRY**

By arrangement.

**VIEWING**

By appointment contact Russel + Aitken on 0131 20 20 600.

**PRICE**

Offers over £340,000.

**NOTES OF SALE**

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

**Russel + Aitken**  
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