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**3 MAIDENCRAIG GROVE
BLACKHALL
EDINBURGH**

This tastefully extended semi detached bungalow now offers spacious and stylishly presented accommodation which is formed over two levels and set within a peaceful residential cul-de-sac.

Entrance vestibule, reception hallway, shower room, sitting room/bedroom 4, lounge/dining room, breakfast kitchen, three further bedrooms and family bathroom.

Panoramic views, gas central heating and double glazing.

Landscaped gardens and large driveway.

Offers Over £370,000



GENERAL DESCRIPTION

This tastefully extended semi detached bungalow now offers spacious and stylishly presented accommodation formed over two levels. The property boasts an attractive panoramic view over the City and forms part of a peaceful residential cul-de-sac 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 all downstairs rooms, displays a quality wooden floor, window to the side and has feature staircase leading to the upper floor. The sitting room which is also suitable as a fourth double bedroom is an attractive room front facing bay window and feature fireplace. A large lounge/dining room forms part of a stylish extension to the rear with patio doors overlooking and leading out on to the landscaped garden. The room displays a quality wood floor and feature fireplace. The breakfasting sized kitchen has front facing windows and enjoys an attractive outlook over the City. The room displays a John Lewis kitchen with a number of integrated appliances included in the sale price as well as a slide out breakfasting table. A large double bedroom is situated off the reception hall with rear facing window and built-in wardrobes. Also situated off the reception hall is a modern shower room which has window to the side of the property. The upper hall provides access to both remaining bedrooms which both enjoy an attractive outlook and a modern bathroom has velux window to the side. The property's specification includes gas central heating, double glazed and has a burglar alarm fitted. Externally there are landscaped gardens to the front and rear with the front garden incorporating a large monoblock driveway providing off street parking for a number of vehicles.





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 Davidson's Mains and Craighleith Retail Park. The property is well located to schools catering for all age groups. 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.

ACCOMMODATION

(All Sizes Approximate)

ENTRANCE VESTIBULE

The property is gained via a glass panelled door with a quarry tiled floor and has further glass door leading through to the reception hallway.

RECEPTION HALLWAY

The reception hallway provides access to all downstairs rooms and has feature oak staircase leading to the upper hall. Displays quality wooden flooring, has windows to the side and 3 built-in cupboards one housing the boiler.

SITTING ROOM / BEDROOM

18'2" x 10'10" 5.11m x 3.30m (into bay)

This delightful room has front facing bay window enjoying a fabulous panoramic view over the City and towards East Lothian. The room displays coving, a feature fireplace with inset living flame fire and is suitable as a fourth bedroom if required.

LOUNGE/DINING ROOM

20'6" x 15'2" 6.06m x 4.63m

This large versatile room forms part of a stylish extension to the rear with two side facing windows and patio doors which overlook and lead out onto the rear garden. The room displays coving, a feature fireplace with inset living flame fire, quality wooden floor and open shelved press.

BREAKFASTING KITCHEN

10'2" x 9'10" 3.09m x 3.00m

This bright stylish room has twin front facing windows which enjoy a superb open outlook. The room displays a quality John Lewis kitchen with a number of integrated appliances included in the sale price as well as a slide out breakfasting table. Displays coving and Amtico flooring.

BEDROOM 1

15'10" x 9'6" 4.84m x 2.89m

This large double bedroom is situated off the reception hall and has rear facing windows overlooking the garden and features built-in wardrobes with mirrored doors.

SHOWER ROOM

9'8" x 4'7" 2.95m x 1.41m

This bright room features a stylish white three piece suite. Comprising; WC, wash hand basin and large walk-in shower tray with mains shower over. Displays extensive wall tiling, Amtico flooring, heated towel rail and window to the side.

UPPER HALL

The upper hall is gained via an attractive open oak staircase from the reception hall. Has Velux window and provides access to all remaining rooms.



BEDROOM 2

13'1" x 12'6" 4.00m x 3.83m (widest point)

This large double bedroom has rear facing dormer window overlooking a small wooded area. Displays a part combed ceiling, eaves cupboard and built-in wardrobe with mirrored doors.

BEDROOM 3

11'1" x 6'6" 3.38m x 2.28m

This good sized third bedroom has two large front facing Velux windows which enjoy a fabulous open outlook over the City and towards East Lothian. The room features part combed ceiling and eaves cupboard off.

BATHROOM

8'2" x 6'6" 2.50m x 2.00m

This room features a stylish white three piece suite comprising WC, wash hand basin and bath with electric shower over. Displays splash tiling, Amtico flooring, heated towel rail, eaves cupboard and Velux window to the side.

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 has been landscaped with large mono block drive providing off street parking for a number of vehicles and sun patio adjacent to the property. Path leads to the side and rear of the property. To the rear the garden has been landscaped with ease of maintenance in mind displaying planted and loose stone border areas. External water tap, lighting and garden shed is included in the sale price.

ENTRY

By Arrangement.

VIEWING

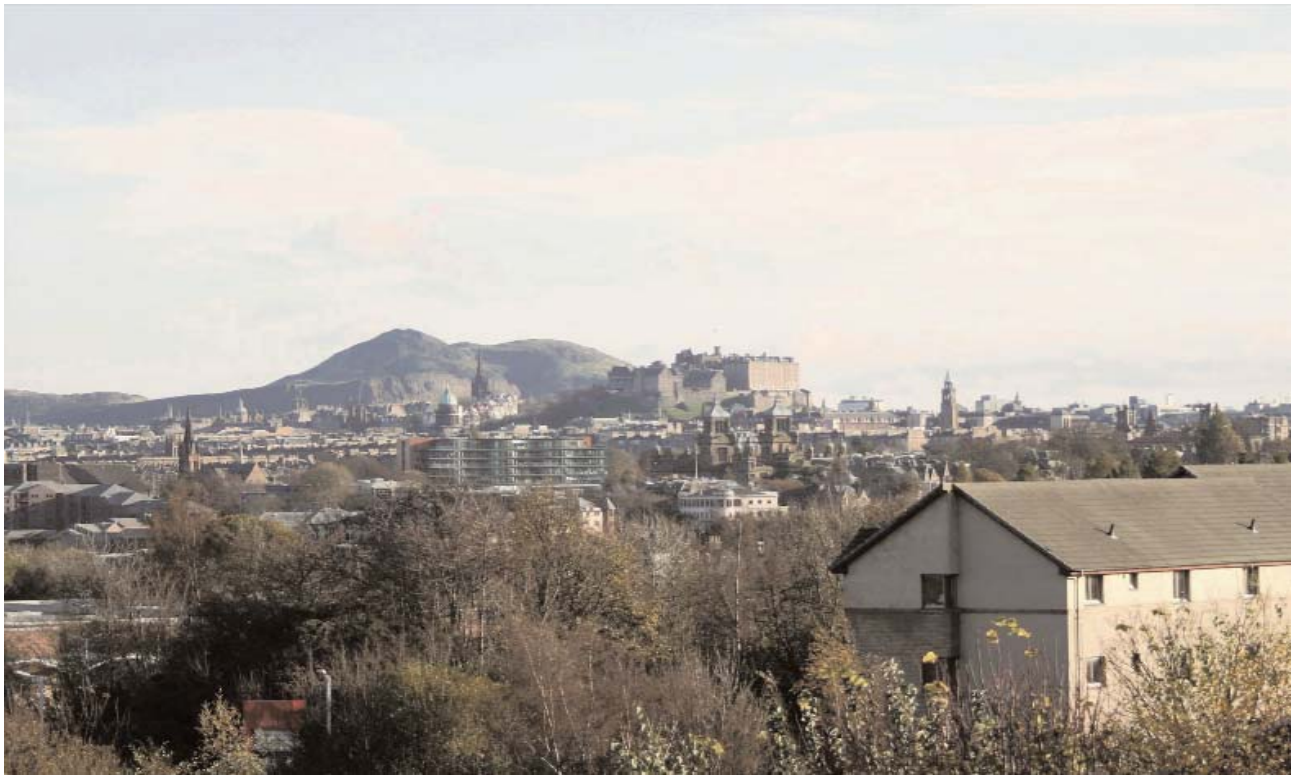
Sunday 2-4pm or by appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Offers Over £370,000.

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.



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Ground Floor Plan

Schematic Diagram only - Not to scale



First Floor Plan

