



**lindsays**

**8 Carfrae Grove**  
Blackhall, EH4 3SB

*"A delightful detached bungalow with driveway, garage and large enclosed private south facing garden"*

- Entrance vestibule
- Hall
- Spacious sitting room with door to garden
- Separate kitchen with door to garden
- Dining room with window to side
- Three bedrooms (one of which has an en-suite)
- Study/office
- Family bathroom
- Partial gas central heating
- Partial electric heating
- Double glazing
- Off street parking and garage
- Easily maintained front garden
- Large enclosed south facing rear garden
- On street parking

EPC Rating F

**OFFERS OVER £610,000**





# Description

A delightful detached bungalow with driveway, garage and large enclosed private south facing garden, which is situated in quiet street in highly regarded and sought after residential area. The property provides flexible family accommodation over two floors and would now benefit from modernisation and upgrading and offers excellent potential to extend, subject to obtaining the necessary consents. In brief accommodation comprises; entrance vestibule; hall; spacious sitting room with lovely outlook and patio doors giving access to private rear garden; separate fitted kitchen with door giving access to garden; dining room with window to side and door to kitchen; three bedrooms (one of which benefits from an en-suite shower room); study/office with lovely outlook and family bathroom with separate shower and window. The property benefits from partial gas central heating and electric heating, double glazing and excellent storage. To the front of the property there is an easily maintained private garden and to the rear there is a large south facing private garden, which is bordered by mature trees, plants and shrubs and ideal for entertaining. There is a driveway which provides off street parking, a private garage which provides good storage space and there is on street parking. The property is situated in quiet street in highly regarded and sought after residential area and an early viewing is highly recommended.

# Area

Blackhall is a prestigious residential area of the city which successfully combines city centre accessibility (approximately 2 miles) with a leafy suburban environment. The city's West End and Princes Street are readily accessible either on foot over Ravelston Dykes or via regular public transport services. In addition there are excellent local shopping facilities within a few minutes on foot on Craigcrook Road itself and at both the Craighleith Retail Outlet and Davidsons Mains Village, which are just a few minutes further. Craighleith plays host to a number of big names such as Marks & Spencer, Boots and Sainsbury. Davidsons Mains Village offers a selection of small independent shops, cafes, bars and a Tesco Metro. Educational facilities are first class. The local schools (Blackhall Primary and The Royal High School) have an excellent academic reputation and in the private sector Mary Erskine and Stewarts Melville Colleges, St. George's School for Girls and Fettes Academy are all within close proximity. Leisure options are as plentiful as they are diverse. There are two major art galleries, several golf clubs, a sailing club at Cramond, Blackhall Tennis Club, access to the city's cycle path network, a number of private health clubs and lovely woodland walks over Corstorphine Hill, all either within walking distance or within a short drive. Nearby Queensferry Road is a main arterial route linking the east and west sides of the city, as well as giving access to the central motorway network, the Queensferry Crossing and Edinburgh International Airport.

# Viewing

By appointment contact Lindsays on 0131 229 4040

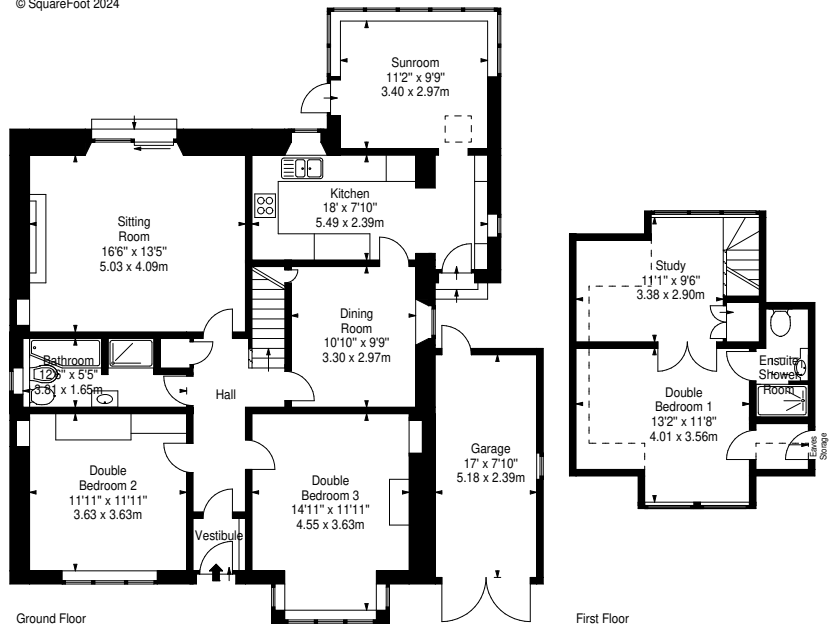


**Carfrae Grove,  
Edinburgh, EH4 3SB**



Approx. Gross Internal Area  
1458 Sq Ft - 135.45 Sq M  
Garage

Approx. Gross Internal Area  
132 Sq Ft - 12.26 Sq M  
For identification only. Not to scale.  
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T: 0131 229 4040 E: [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.