



9 Carfrae Road
Blackhall, Edinburgh, EH4 3SD

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- Entrance vestibule.
- Reception hall with storage.
- Bay windowed living room with feature fire.
- Formal dining room with bay window.
- Fitted kitchen with appliances.
- Family room/bedroom 5.
- Double bedroom with fitted wardrobes & ensuite shower room.
- Two further bedrooms on ground level - one with built in storage.
- Bathroom with shower.
- Outer hallway with access to attic storage space via Ramsay ladder.
- Upper level access via carpeted staircase.
- Spacious double bedroom with fitted wardrobes.
- Fantastic open outlook to front.
- Eaves storage space.
- Gas central heating
- Double glazing
- Well maintained & extensive gardens to front side & rear.
- Driveway leading to garage at rear.
- Two external storage cupboards.
- External water tap.
- Security lights to rear of property.
- Unrestricted on street parking.

GENERAL DESCRIPTION

An extended detached bungalow, on a superb corner plot, situated within the prestigious Blackhall district, perfectly positioned for access to a wide range of local amenities and a short journey to the northwest of Edinburgh City Centre. The property would make an ideal family home in a great location.





LOCATION

Carfrae Road is quietly positioned in Edinburgh's sought after neighbourhood of Blackhall, approximately two miles from Edinburgh's City Centre. Within easy reach of shopping, and leisure pursuits it offers an enviable lifestyle. Corstorphine Hill Nature Reserve, Dalmeny Estate, Cramond Beach, and Lauriston Castle are just some of the nearby open spaces to enjoy. The Royal Burgess Golf Club, Ravelston Golf Club, Murrayfield Golf Club and Blackhall Lawn Tennis Club are close, with Murrayfield Stadium and David Lloyd Health Club at nearby Corstorphine. Craigleith Retail Park boasts a Sainsbury's supermarket and other retailers including a Marks and Spencer, and there is a Waitrose at Comely Bank. Nearby Barnton and Davidson's Mains have a good selection of local shops and a Tesco supermarket. It is in the catchment area for the well regarded Blackhall Primary School and The Royal High School. Fettes College, Stewart's Melville College, The Mary Erskine School, and St George's School are some of the private schooling options available. The property benefits from superb transport links with regular bus services into the City Centre, as well as quick access to Edinburgh International Airport, the Queensferry Crossing and the M8. It is also wellpositioned for the extensive cycle path network.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREE STANDING COOKER, AUTOMATIC WASHING MACHINE AND INTEGRATED FRIDGE/FREEZER. THE CHEST FREEZER IN THE EXTERNAL STORAGE CUPBOARDS AND THE ELECTRIC FIRE WITHIN THE LIVING ROOM ARE ALSO INCLUDED.



COUNCIL TAX BAND: G.

TRAIN STATION: APPROXIMATELY 2.3 MILES TO HAYMARKET TRAIN STATION.

AIRPORT: APPROXIMATELY 6.4 MILES TO EDINBURGH AIRPORT.

BUSES: WITHIN 100 METRES.

