



GILSON GRAY

LAW • PROPERTY • FINANCE

17 STRACHAN ROAD

Blackhall, Edinburgh, EH4 3RH



Offering spacious accommodation predominately arranged over a convenient single storey, this detached home in desirable Blackhall is a highly versatile residence with flexible configurations to suit the owners' needs. The property features three reception rooms, two washrooms, and three double bedrooms, yet can be organised for four double bedrooms, if preferred. The home also enjoys modern touches and a neutral palette of décor throughout. It is accompanied by delightful gardens and a multi-car driveway. Furthermore, it benefits from close proximity to everyday essentials, such as Craighleith Retail Park situated just minutes away, primary and secondary schooling, transport links across the city, and open spaces, with Corstorphine Hill just a stone's throw away.

Extras: Integrated kitchen appliances comprising two ovens, a grill, a hob, an extractor hood, and a dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- A highly versatile detached home in desirable Blackhall
- Predominantly single-storey accommodation
- Entrance vestibule and hall with storage
- Bright, dual-aspect sitting room with garden access
- Generous breakfasting kitchen with adjoining dining room
- Living room which provides the option of a fourth bedroom
- Three further double bedrooms
- One en-suite bathroom
- Separate shower room
- Delightful, leafy front and rear gardens
- Gated multi-car driveway







"SPACIOUS AND FLEXIBLE
ACCOMMODATION THAT IS
SURE TO APPEAL TO A WIDE
DEMOGRAPHIC."





EPC RATING:



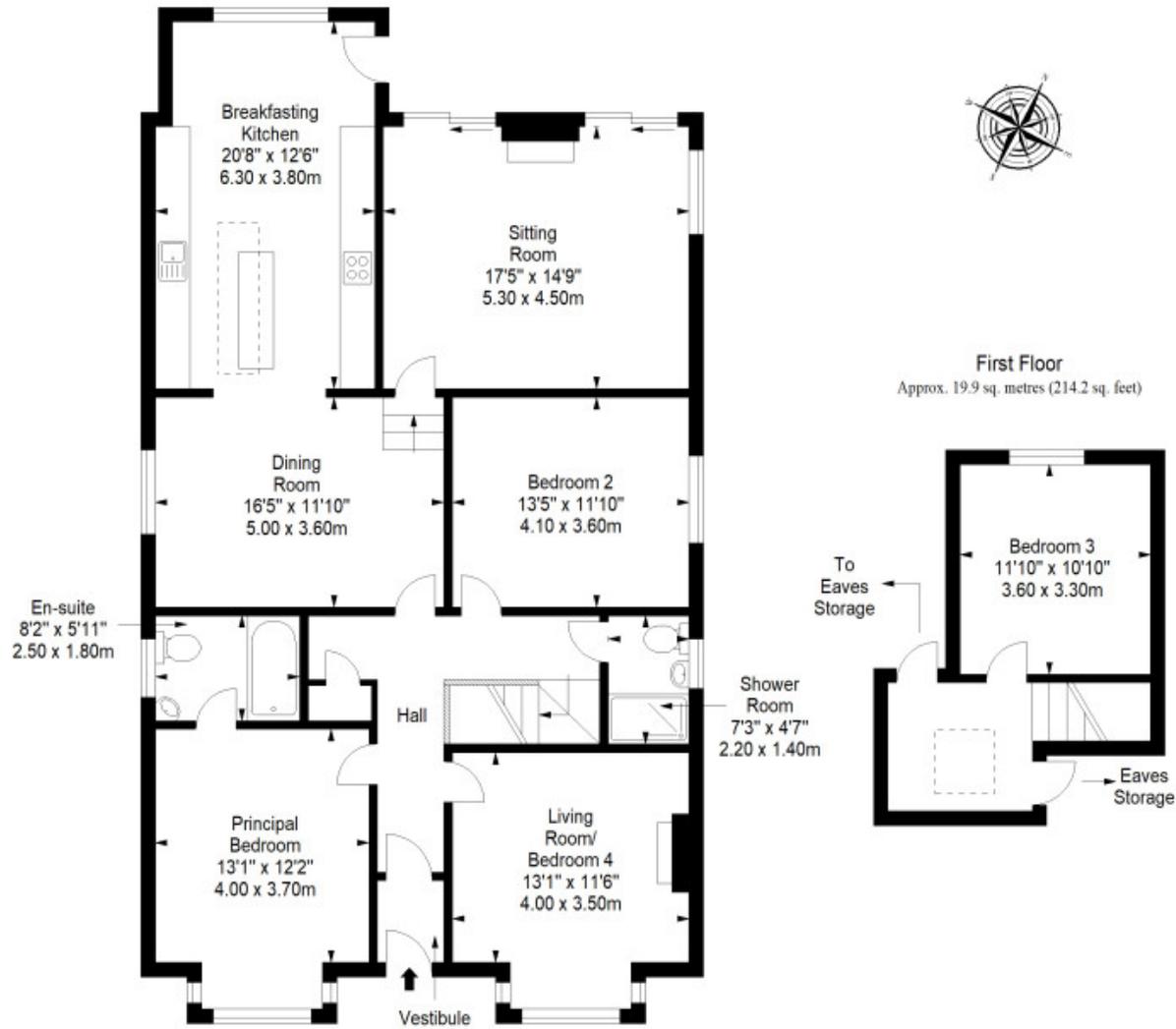
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

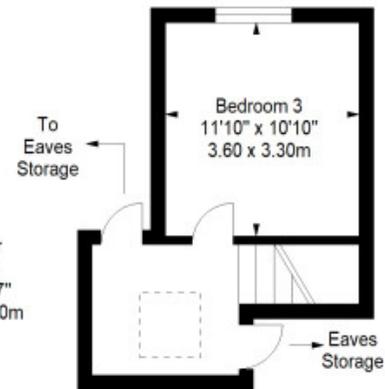
Ground Floor

Approx. 142.4 sq. metres (1532.8 sq. feet)



First Floor

Approx. 19.9 sq. metres (214.2 sq. feet)



Total area: approx. 162.3 sq. metres (1747.0 sq. feet)



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