



**31 SEAFORTH DRIVE
BLACKHALL
EDINBURGH
EH4 2BZ**

**OFFERS AROUND
£425,000**

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**ATTRACTIVE TERRACED
VILLA IN POPULAR
RESIDENTIAL AREA
CLOSE TO EXCELLENT
LOCAL AMENITIES AND
THE CITY CENTRE**

- * Vestibule, hall, lounge.
- * Dining room and fitted kitchen.
- * 3 bedrooms, family bathroom.
- * Gas central heating. Double glazing. Excellent decorative order.
- * Private gardens. Garage.

VIEWING:
BY APPOINTMENT, TELEPHONE AGENTS
0131 524 3800 FOR AN APPOINTMENT.

This is a most attractive traditional terraced villa 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 Craigmile Retail Park which includes a Sainsburys superstore. Local schools within the area are highly regarded and include Blackhall Primary, Stewarts Melville, Mary Erskines and The Royal High School.

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. There is also a local library just a short walk away.

Internally the property is in excellent decorative order and offers bright and spacious family accommodation. The property benefits from gas central heating and double glazing. All fitted carpets and blinds are included in the sale together with the integrated kitchen appliances.

There is a private garden to the front of the property and a good sized, fully enclosed, rear garden. Single garage with power and light.

Detailed Accommodation:

Vestibule:

Mosaic floor. Astragal glazed door to hall.

Hall:

L-shaped hall. Cornice. Dado rail. Radiator. Carpet. Carpeted staircase to upper floor.



Lounge:5.56m x 3.97m [18'3" x 13'0"]:

Bright and spacious lounge with bay windows to front. Feature fireplace with wooden mantel, tiled insert and hearth housing living flame gas fire. Shelved Edinburgh wall press. Decorative cornice. TV point. Radiator. Carpet.

Dining Room:3.81m x 3.66m [12'6" x 12'0"]:

Attractive dining room with door to garden. Window overlooking garden. Cupboard housing water tank with storage cupboard above. Under stair storage area. Feature fireplace with wooden mantel and tiled hearth housing gas fire. Radiator. Stripped and varnished wooden floor. Open Arch to:



Kitchen:4.54m x 1.56m [14'11" x 5'1"]:

Modern and fully fitted kitchen with matching wall and base units. Ample work surfaces with integrated sink and drainer and tiled splashback. The integrated gas hob and electric double oven are included in the sale together with the integrated dishwasher, washing machine, fridge and freezer. Cupboard housing boiler. Integrated wine rack. Window to rear overlooking garden. Tiled floor.

Upper Hall:

A large cupola provides plenty of natural daylight. Deep walk in shelved storage cupboard. Radiator. Carpet.

Bedroom 1:4.68m x 3.11m [15'4" x 10'2"]:

Spacious double bedroom with window to front with open outlook over the City. Shelved

Edinburgh wall press. Feature fireplace with painted wooden surround and tiled insert. Cornice. TV point. Radiator. Carpet.

Bedroom 2:3.85m x 3.35m [12'7" x 11'0"]:

Second good sized double bedroom with window to rear overlooking garden. Built in storage cupboard with hanging space and shelving. Shelved Edinburgh wall press. Period fireplace with tiled insert. Radiator. Carpet.



Bedroom 3:4.68m x 2.10m [15'4" x 6'11"]:

Window to front again with attractive open outlook over the City. Cornice. Radiator. Carpet.

Bathroom:2.36m x 1.56m [7'9" x 5'1"]:

Stylish fully tiled bathroom with white three piece suite comprising bath with electric shower above, wash hand basin and WC. Folding shower screen. Opaque window to rear. Heated towel rail. Tiled floor.

External:

There is a private garden to the front of the property with an attractive selection of plants and shrubs. The fully enclosed rear garden has been laid mainly with paving stones for ease of maintenance and features an array of established plants and shrubs. The detached single garage is accessed via a secure private lane and benefits from power and light.



Photographs and floor plan by J Murdoch Photographic Co. Ltd. 07850 092123



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



Connell & Connell WS
 10 Dublin Street
 Edinburgh, EH1 3PR
 Tel: 0131 556 2993
 Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

