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73 Craigcrook Avenue

Blackhall, Edinburgh, EH4 3PU



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Welcome to

73 Craigcrook Avenue

An excellent opportunity has arisen to acquire this charming, traditional detached bungalow pleasantly situated with enviable views in the desirable Blackhall district close to excellent amenities, schooling, and commuter links.

An excellent opportunity has arisen to acquire this charming, traditional detached bungalow pleasantly situated with enviable views in the desirable Blackhall district close to excellent amenities, schooling, and commuter links. Boasting a bright rear westerly aspect, this impressive family home offers generous accommodation and briefly comprises an entrance hall, lounge, fitted kitchen, dining room/family room, 4 good sized bedrooms and bathroom. While some upgrading would now be beneficial, comfort is assured by means of gas central heating complemented by the installation of double-glazed windows. Set within mature private gardens to the front and rear along with a single garage with up and over door. Viewing is highly recommended to fully appreciate the size and potential this property has to offer.

Extras: All fitted floor coverings and the cooker, dishwasher and fridge freezer.



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General Features

- Entrance hall
 - Lounge
 - Kitchen
 - Dining/Family room
 - 4 Bedrooms
 - 1 Bathroom
 - Gas central heating
 - Double glazing
 - Private gardens to front and rear
 - Garage
-
- EPC rating - D
 - Council Tax Band – G
 - Tenure - Freehold
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the area

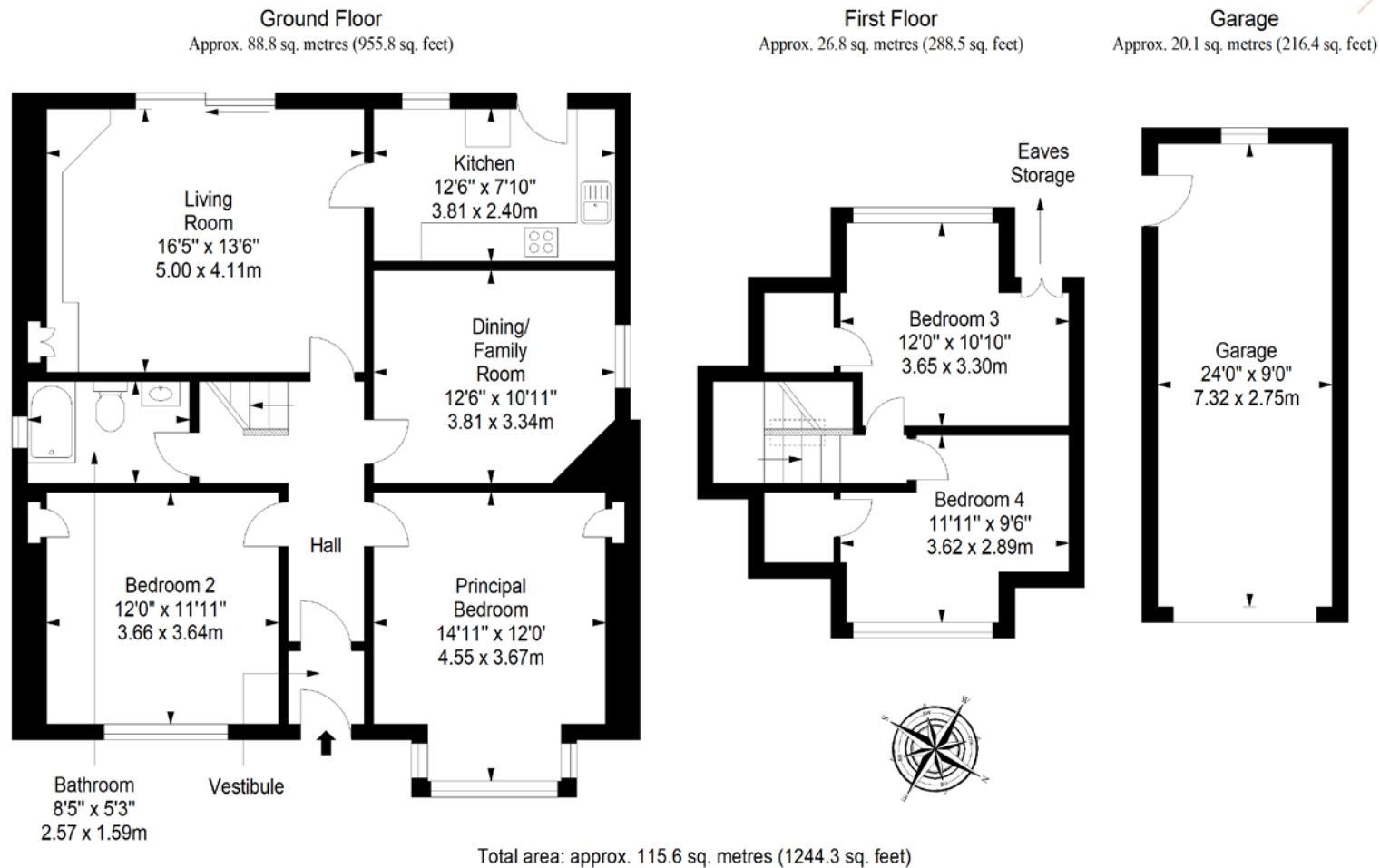
Blackhall

While convenient for access to the finest amenities of the city centre, Blackhall provides a selection of shops with neighbouring Davidsons Mains offering a selection of independent shops and Tesco Metro and Craigmile Retail Park providing a range of major retail outlets. Schools catering for all age groups are easily accessible, the property being in the catchment area for Blackhall Primary and Royal High School. There are also private schools in the vicinity including Mary Erskine and Stewarts Melville Colleges, St. George's School for Girls and Fettes Academy.

Leisure facilities including 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, are all either within walking distance or a short drive. Nearby Queensferry Road gives access to the central motorway network, the Queensferry Crossing and Edinburgh International Airport.



floorplan



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