



**Blackhall** 61 Telford Road, Edinburgh, EH4 2AY

**Fixed Price £399,000**  
Viewing by appt tel Agent 0131 525 8666

SIMPSON & MARWICK

0131 525 8600 | [edinburghprimeproperty.com](http://edinburghprimeproperty.com)



## Description

61 Telford Road is a superb 4 bedroom detached house situated on a corner plot in the highly desirable area of Blackhall. The property is surrounded by private garden grounds and also has driveway parking for 3 cars.

The flexible and well presented accommodation is set over two levels and offers high quality fixtures and fittings, gas central heating, double glazing and an alarm/CCTV system. The current owners have obtained planning consent (ref 14/02133/FUL) to create a master bedroom suite in the large attic space above the kitchen and sitting room.

The bright and spacious accommodation comprises on the ground floor - hall with large under stair cupboard; sitting room with coal effect gas fire; large conservatory with radiator, ceiling fan and doors to the rear garden; kitchen/dining room with doors to the rear garden; double bedroom 4/family room with contemporary fireplace and dual aspect windows; double bedroom 3 with dual aspect windows; and stylish bathroom. A carpeted staircase leads to the upper floor where there is - double bedroom 1 with extensive fitted wardrobes; double bedroom 2; and large bathroom with storage.

## Location

Blackhall is a popular residential area a few miles to the north west of the city centre. The area has a range of excellent local amenities including a Sainsbury's supermarket and Marks & Spencer at Craighleith Retail Park which is within a short drive. There are also good local shops at Davidson's Mains including a Tesco Metro and there is a Tesco Express on Queensferry Road. Corstorphine Hill is nearby offering lovely walks as are Blackhall Lawn Tennis Club and Blackhall Library. The area has excellent bus routes into the city centre and the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, Forth Road Bridge and



**Superb 4 bedroom  
detached house with  
garden and driveway  
parking**

central motorway network. Excellent schools in both the state and private sectors are easily accessible.

## Garden

The property is surrounded by well maintained private gardens. To the rear, with access from the conservatory and kitchen/dining room, is a large patio area and a storage area with 3 sheds. The front and side garden are mainly laid to lawn with established borders.

## Parking

A large monoblock driveway, which can be accessed from Drylaw Crescent, provides off street parking for 3 cars. Further unrestricted parking is available on Drylaw Crescent.

## Fixtures and Fittings

All fitted carpets, curtains, blinds and light fittings are included in the sale price as are the range cooker, extractor hood and television in the kitchen. The washing machine, fridge/freezer and chest freezer in the kitchen and the wall mounted television in double bedroom 1 are available by separate negotiation.

## Services

The property has gas central heating, double glazing, an intercom system, CCTV and a security alarm.

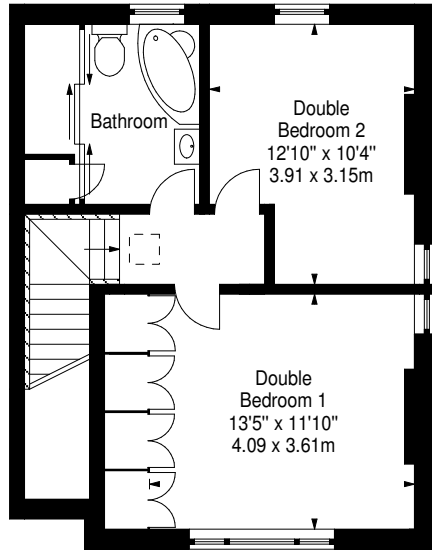
## School Catchment Areas

The property is situated within the catchment area for the highly desirable Davidson's Mains Primary School and The Royal High Secondary School.

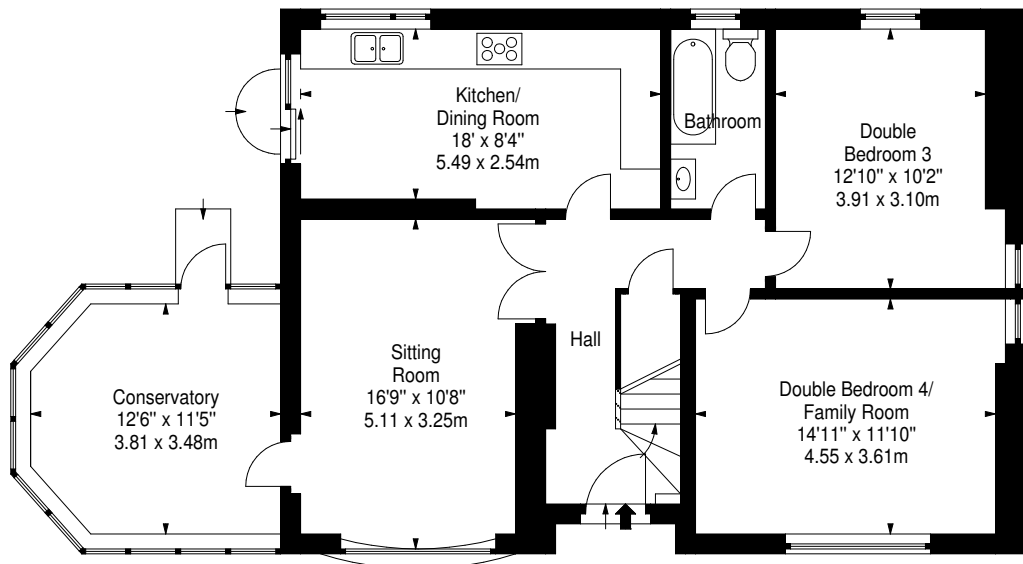
## EPC Rating - D



Approx. Gross Internal Area  
 1478 Sq Ft - 137.31 Sq M  
 For identification only. Not to scale.  
 © SquareFoot 2016



First Floor



Ground Floor



Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

