



Estate Agents and Solicitors

## 385 Queensferry Road, Edinburgh, EH4 7AG

Rarely Available, Five-Bedroom, Detached Bungalow with Gardens, Driveway & Garage

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla  
find your happy

# Property Description

Rarely available, spacious and flexible, five-bedroom, detached bungalow, with an adjoining garage/workshop, generous gardens and a driveway. Located in the sought-after Blackhall area, west of Edinburgh's city centre.

Comprises a reception hall, living room, kitchen, sun room, five double bedrooms, a shower room, and an en-suite shower room.

Requiring updating, this exceptional prospect has a prized location, ideally placed for well-regarded schooling and transport links.

Highlights include a facing bay window, a fitted kitchen, gas central heating, double glazing, and exceptional room sizes. There is also good storage, including an eave space and a generous garage and workshop space.

Externally, the property is complemented by a front lawn with tall privacy hedging, a paved driveway, and a south-facing rear garden with a lawn and two-store sheds.

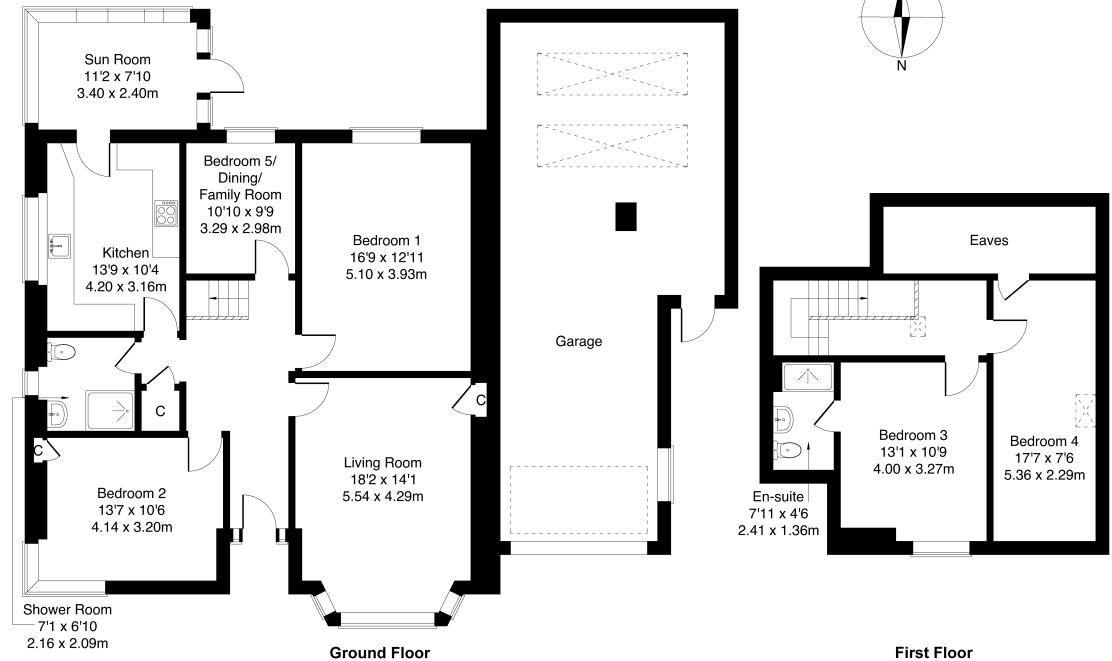
A generous entrance hall affords access throughout the majority of the property, with a front-facing lounge featuring a bay window and an exceptionally spacious room for furnishing, while a generously sized kitchen includes fitted units and worktops and leads into a southerly-facing sunroom with direct garden access. Three double bedrooms are located on the ground floor, including a front-facing room with corner aspect windows and a rear-facing guest bedroom that could serve as a dining or family room. A ground-floor shower room is fitted with a large cubicle and a side aspect window.

Upstairs, two further double bedrooms offer excellent flexibility, with bedroom three benefiting from an en-suite shower room and bedroom four featuring a skylight window and access to eaves storage. The potential exists to combine the first-floor bedrooms into a luxurious master suite (subject to any planning consents).



385 Queensferry Road, Edinburgh EH4 7AG

Approximate Gross Internal Area: (1550 sq ft - 144 sq m.) (Excluding Garage/Eaves)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Situated in the highly sought-after Blackhall area, this home enjoys excellent local amenities, well-regarded schooling, and superb transport links to the city centre and beyond. Blackhall offers convenient access to nearby shopping at Craighleith Retail Park, while recreational spaces

such as Corstorphine Hill and Inverleith Park provide excellent outdoor opportunities. With easy connections to Edinburgh's city centre, Haymarket railway station, and the city bypass, this home is ideally positioned for families and professionals alike.





## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.