

EDINBURGH
18 QUEENS AVENUE
EH4 2DF



This is a distinctive, well proportioned, semi-detached, two storey, 4 bedroom family house. Set back from the main road, within a quiet, tree lined street, with a shared lane to the rear, there is a feeling of space. Blackhall is a prime location and, whilst within an excellent school catchment area with easy links to the city, it is also within walking distance of many green spaces. Whilst in need of some modernisation this is a fantastic opportunity for a family to purchase a substantial family home.



0131 229 4400
www.acepm.co.uk



ACCOMMODATION

Ground floor: entrance vestibule; spacious hall with open cloak-area; to the front, generously proportioned living-room with bay window and a feature living flame gas fire; dining-room to the rear, kitchen in the rear outshot that benefits from wall and base units and opens to the garden; study/4th Bedroom to the rear, and shower-room.

Upper Floor: landing; spacious master bedroom with bay window and feature fireplace; double bedroom with built-in wardrobes; one single bedroom and a family bathroom that benefits from an additional shower.

The garden grounds to the front side and rear of the property are made up of a combination of lawn and well stocked mature beds with a wide variety of shrubs plants and mature trees. The spacious rear garden additionally benefits from a shed with access to the garage. With an electric door, the main access to the garage is from the shared lane.

The property benefits from gas central heating and modern double glazing.





AREA

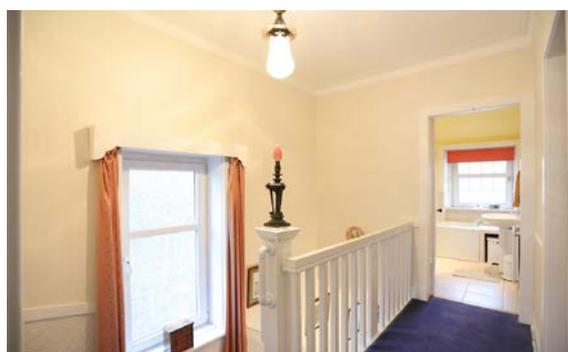
Blackhall is a popular residential suburb only two miles west of the city centre.

Shopping is well-served with a variety of local outlets including a chemist, hairdresser and newsagent/general store. Whilst supermarkets can be found on Ferry Road, Comely Bank and at Craighleith Retail Park. Nearby Stockbridge also provides a range of quality independent retailers including butchers, fishmongers, cafes, restaurants and bars.

There are highly regarded schools in the vicinity in both the state and private sectors, including The Royal High, Fettes College, Stewart's Melville College, The Edinburgh Academy, St George's, Mary Erskine's, and Blackhall Primary schools.

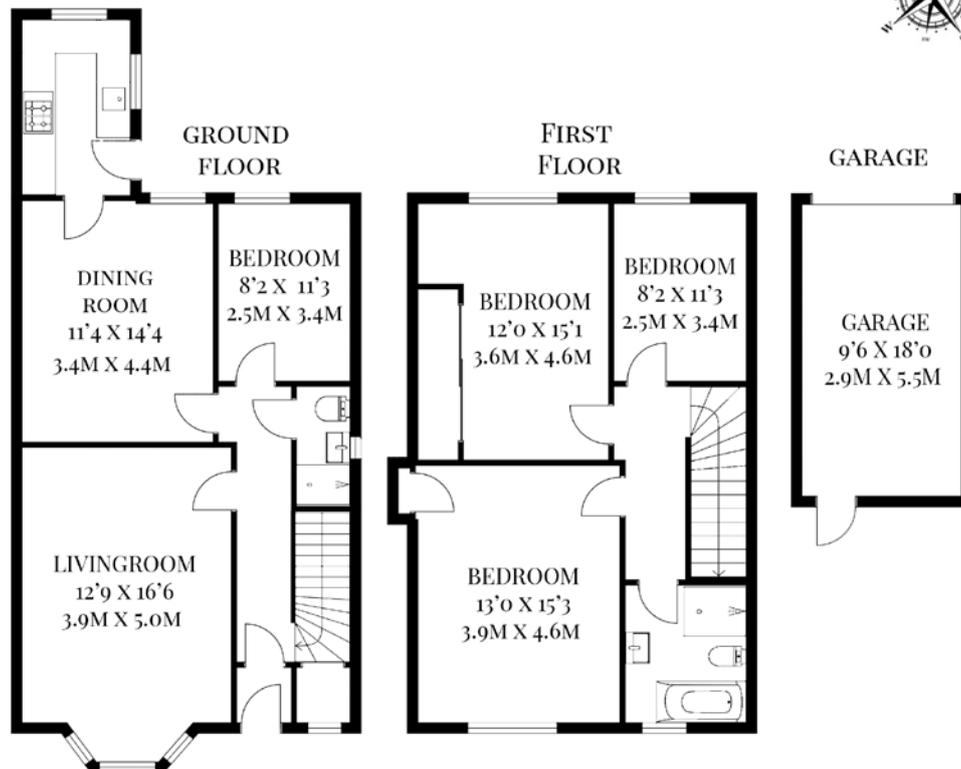
Leisure opportunities nearby include walks along the Water of Leith, and Cramond Shore, through Inverleith Park or up Corstorphine Hill. There are numerous golf courses in the vicinity as well as both tennis and bowling clubs.

For the commuter, regular bus services take you to the City Centre and surrounding areas. For those traveling further afield, the City Bypass is within easy driving distance and provides access to the main motorway networks, Edinburgh Airport and the Forth Road Bridge, whilst Waverley railway station is also nearby.





18 QUEENS AVENUE, EDINBURGH



DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

For more information and to arrange a viewing call **0131 229 4400** or email **sales@acepm.co.uk**