



2 Keith Crescent EDINBURGH EH4 3NH, Edinburgh, EH4 3NH, Blackhall , Edinburgh North

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Boyd Property is delighted to present this charming Edwardian mid-terraced villa which enjoys a quiet location in the desirable district of Blackhall, with a host of excellent amenities, schooling and transport links close at hand. The beautiful family home boasts lovely period features throughout with benefits including private gardens, gas central heating, double glazing, ample storage and unrestricted on-street parking. The accommodation comprises: entrance vestibule, welcoming hallway, bay windowed sitting room with original sash and case windows, fire surround and ornate cornicing, galley style fitted kitchen with dining extension/sun room and patio doors to rear decked patio area and garden, family room/dining room with gas-fired stove and French doors to rear garden and access to large utility room. A carpeted staircase with beautiful original cast iron and wooden balustrade leads to the galleried upper landing with 3 storage cupboards and access to a generously proportioned master bedroom with built in wardrobes, a further spacious double bedroom with original tiled fireplace and en-suite shower room and another double bedroom with original fireplace. There is a contemporary family bathroom with bath and shower. The secluded private front and rear gardens are a real feature of the property, offering a perfect haven for children to play safely or for outside entertaining and relaxing. Both are laid mainly to lawn, bordered by mature plants, specimen trees and shrubs. This property would make a superb family home and offers versatile living arrangements, depending on the buyer's requirements. Viewing is highly recommended in order to fully appreciate the size and quality of the accommodation on offer.

Location Blackhall has cemented itself as one of the Capital's most sought-after residential locations and is conveniently situated approximately three miles west of Edinburgh city centre. There is a variety of local shops close by and further choice is available at Craighleith Retail Park, with a large Sainsbury's, Marks and Spencer and Homebase amongst others. Education is well represented in the locale with a state nursery in Ravelston Park and Blackhall Primary School along the road and the Royal High School for secondary schooling. Many of Edinburgh's private schools are within easy travelling distance, including The Mary Erskine's School, Stewart Melville's College and St George's School. Frequent bus services travel to many parts of the city and the A90 links the city centre, Forth Road bridge, Queensferry Crossing and City Bypass. The outdoor enthusiast can enjoy Ravelston Park and Ravelston Woods Nature Reserve, Corstorphine Hill, Edinburgh's fantastic cycle path network and local golf courses at Ravelston and Murrayfield.

BASE INFORMATION:

Rooms	: 3
Bed	: 3