

# 36 BLACKIE ROAD

Leith Links, Edinburgh, EH6 7ND

**TRADITIONAL, EXTENDED**  
*semi-detached house in sought-after Leith Links*



**GILSON GRAY**

LAW • PROPERTY • FINANCE



PROPERTY NAME

36 Blackie Road

LOCATION

Leith Links, EH6 7ND

APPROXIMATE TOTAL AREA:

217.1 sq. metres (2336.9 sq. feet)

The floorplan is for illustrative purposes.  
All sizes are approximate.

LOWER GROUND FLOOR

GROUND-FLOOR

FIRST-FLOOR

SHED



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In addition to the front garden, the home benefits from a large rear garden that is enclosed by established hedgerows and a stone wall
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**Area**  
Leith Links forms part of Edinburgh's increasingly popular Leith district, which recently featured on The Times' list of 'Coolest places to live in Britain'









# Welcome to 36 BLACKIE ROAD

Welcome to a substantial semi-detached house that offers generous living space, an expansive open-plan kitchen, four double bedrooms, two spacious bathrooms, a WC, and a large rear garden.

This traditional four-bedroom semi-detached house offers a convenient city setting and a wealth of accommodation spread over three floors. Exuding character, the home enjoys all the benefits of period architecture, boasting large rooms with high ceilings and charming period features. It adds modern sensibilities and a large extension to the mix, along with attractive interior design and premium finishings to create a beautiful family home that will be in high demand. Positioned close to Leith Links, this property offers easy access to the city centre, with excellent local amenities close by, as well as a wide range of restaurants, bars, and cafes. Schools are within easy reach, and there are regular bus links and a nearby tramline to the city centre and airport.

## GENERAL FEATURES

A traditional, extended semi-detached house  
Sought-after location in popular Leith Links  
Wealth of accommodation spread over three floors  
Attractive interior design and period features  
EPC Rating - D | Council Tax band - F

## ACCOMMODATION FEATURES

Traditional vestibule and hall with storage  
Spacious living room with a log burner  
Stylish open-plan kitchen/dining/family room  
Neighbouring WC/utility room with storage  
Two large stores with creative potential  
Landing with a beautiful stained-glass window  
Four bright and airy double bedrooms  
Four-piece bathroom on the ground floor  
Three-piece bathroom on the first floor

## EXTERIOR FEATURES

Low-maintenance front garden  
Large rear garden that is fully enclosed  
Unrestricted on-street parking



# TRADITIONAL VESTIBULE

Nestled behind a low-maintenance garden, the home's front door opens into a vestibule and hall with traditional floor tiles and sympathetic décor, textured by a dado rail. It offers built-in storage and a wonderful introduction that hints at what is to follow.







# A SPACIOUS LIVING ROOM

## with a cosy log burner

The spacious living room is a haven for relaxing and socialising. It elegantly pairs light blue decoration with white detailing and varnished wooden floorboards, creating an inviting aesthetic that enhances an airy ambience. A south-facing bay window floods the room in natural light, whilst a handsome feature fireplace (inset with a log burner) forms a characterful focal point for the arrangement of furniture.

Furthermore, egg and dart cornicing adds to this reception area's charm, drawing attention to the lofty proportions. A press cupboard provides the final touch, helping to keep the room neat and tidy.







# SOPHISTICATED

## open-plan kitchen

Occupying a large part of the lower ground floor, the kitchen has a sophisticated open-plan layout which easily incorporates a dedicated dining area and a family zone for comfortable lounge furniture. It has a stylish arrangement too, organised around a central island with a breakfast bar.







# STYLISH SHAKER- INSPIRED KITCHEN

and a neighbouring WC/  
utility room with storage

Shaker-inspired cabinets in mix-and-match tones add to the suave design, along with the wooden worktops, on-trend splashback tiles, and integrated appliances for a smooth finish.

For added practicality, there is also a neighbouring WC/utility room with access to two large stores that offer creative potential.

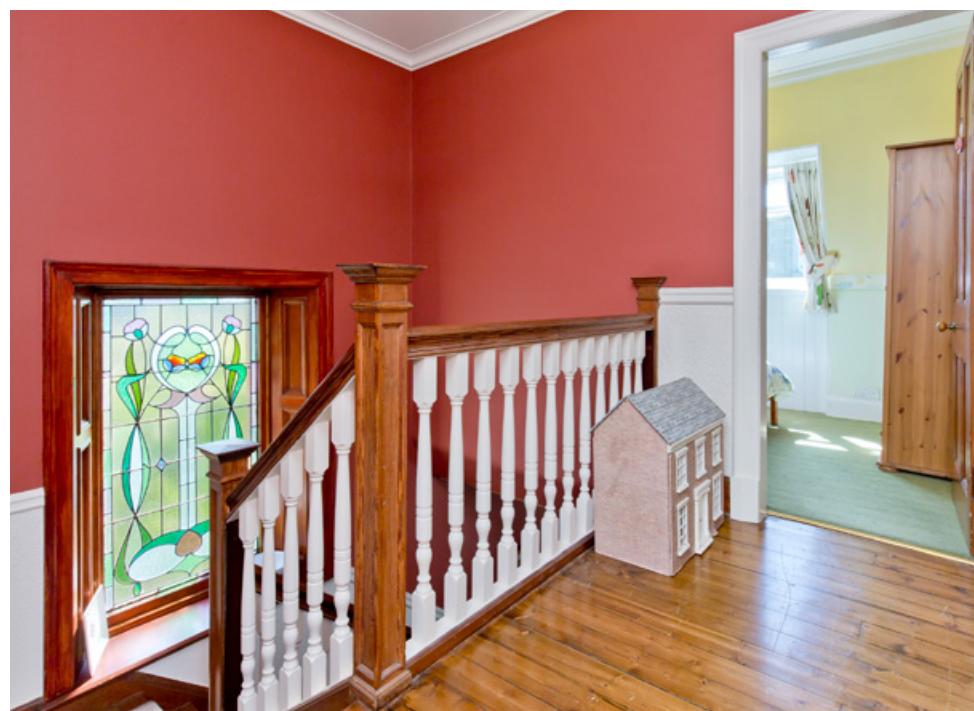
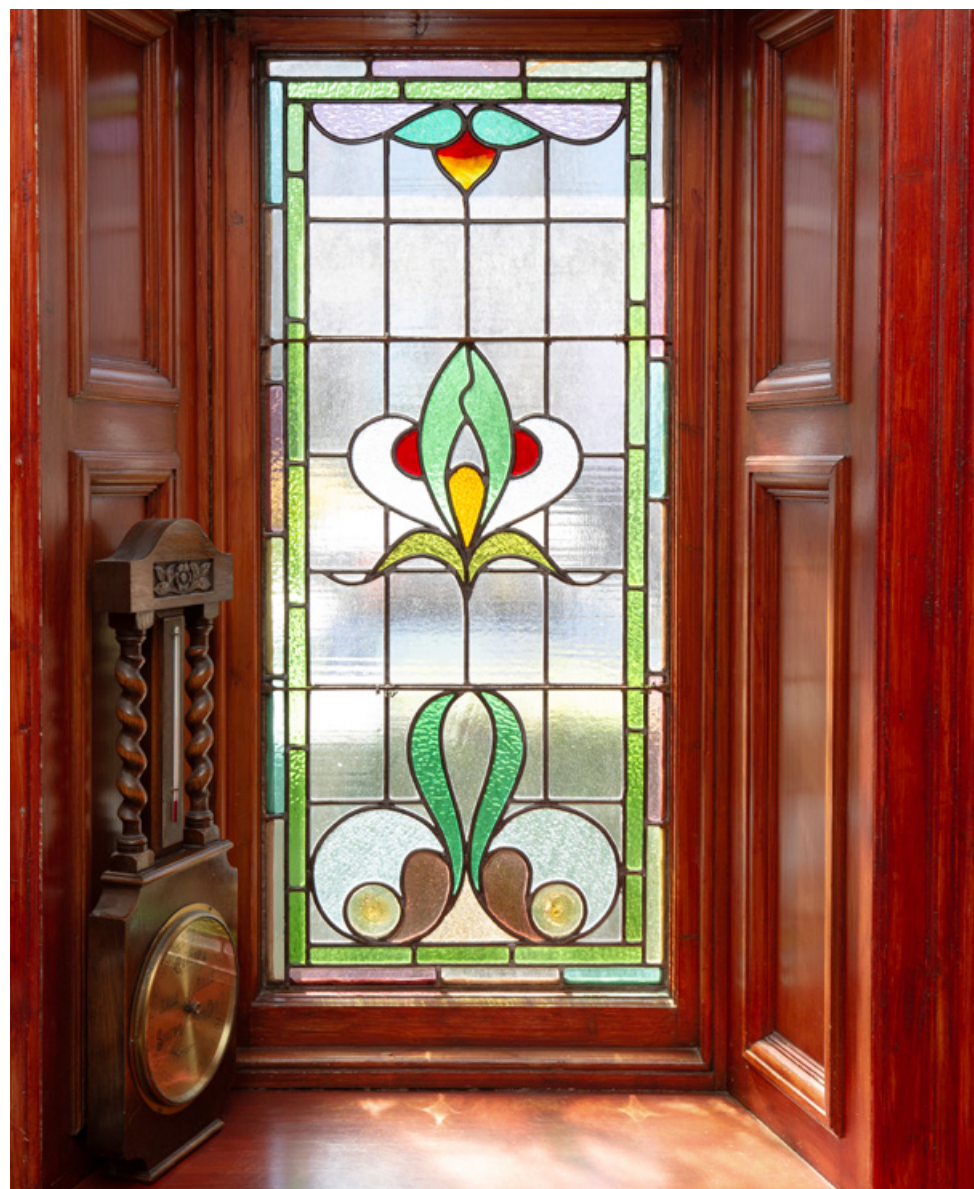




**Multi-aspect glazing (including a rooflight) ensures a bright environment, along with bi-folding doors that extend out into the garden for summer entertaining.**







## Four bright and airy DOUBLE BEDROOMS

The four double bedrooms are all bright and airy, with each room enjoying attractive styling. The principal bedroom (on the ground floor) boasts the largest footprint, offering lots of space for a wide assortment of bedside furnishings. The remaining bedrooms are on the first floor, extending off a landing that is illuminated by a beautiful stained-glass window. These include the second bedroom which has generous proportions and a south-facing aspect that is shared by bedroom four.







The third bedroom displays the home's excellent versatility, being arranged as a productive office with inspiring garden views.





# Traditionally-inspired BATHROOMS

For convenience, there are wash facilities on every floor. At lower ground level, there is the (aforementioned) WC. Meanwhile, the ground floor is served by a traditionally-inspired four-piece bathroom, equipped with a freestanding roll-top bath and a walk-in shower cubicle with a rainfall showerhead.

The first floor, on the other hand, has a three-piece bathroom, which also has a claw-footed roll-top bath (this time with an overhead shower).







## LARGE REAR GARDEN that is fully enclosed

In addition to the front garden, the home benefits from a large rear garden that is enclosed by established hedgerows and a stone wall. Ideal for families, it provides a safe space with excellent privacy, as well as a sweeping lawn and a neat patio. This garden captures lots of daily sun too, and it enjoys a leafy ambience. Parking in the area is on street and unrestricted.

Extras: integrated kitchen appliances (five-burner gas hob, statement extractor, Neff double oven, fridge, and dishwasher) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.











# LEITH LINKS

## Edinburgh

Situated approximately two miles northeast of the city centre, the area of Leith Links forms part of Edinburgh's increasingly popular Leith district, which recently featured on The Times' list of 'Coolest places to live in Britain'. The Port of Leith, with its proud identity and sense of community, boasts a fascinating heritage, with many of the old bonded-warehouses and grand merchant buildings having been given a new lease of life as part of a comprehensive regeneration project. Residents enjoy the open green spaces of Leith Links and Claremont Park right on their doorstep. These are home to children's play areas, football pitches, tennis courts, a cricket pavilion, and a community croft.

Meanwhile, the services and amenities around Great Junction Street and Leith Walk are minutes' walk away, and just around the corner is The Shore: a cosmopolitan hotspot of artisan cafés, trendy bars, traditional pubs, and award-winning restaurants. More extensive shopping is available at Ocean Terminal shopping centre, which accommodates a cinema complex, a 24-hour gym and over fifty high-street stores. Primary and secondary schooling is provided locally and the area benefits from fantastic public transport links travelling across the city and beyond, as well as swift and easy access to the A1 and Edinburgh City Bypass. In addition, a tram link along Constitution Street provides the area with a direct commute through the city centre to Edinburgh International Airport.







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