



114 CHARTERHALL ROAD

Blackford, Edinburgh, EH9 3HW



2

Public Rooms



4

Bedrooms



1

Bathroom

114 CHARTERHALL ROAD

Welcome to a spacious main-door upper villa which features two reception rooms, a well-equipped kitchen, four bedrooms, and a three-piece shower room. It is well-presented throughout in light neutral hues, ensuing an airy living environment and a neutral canvas that is easy to style. The property further benefits from a private rear garden with a south-facing aspect. In addition, it has a sought-after location in Blackford, positioned just a brief stroll from the Hermitage of Braid and Blackford Hill Local Nature Reserve. There is excellent private school provision in the area, and the state school catchments include James Gillespie's Primary and James Gillespie's High School, as well as St Peter's RC Primary and St Thomas of Aquin's RC High.

Reached via a flight of steps, the home's private front door opens to a stairway that leads up to a naturally-lit hall on the first floor. In the living room, tasteful neutral hues create an elegant aesthetic that ensures a light and airy ambience, which is further enhanced by a bay window framing delightful rooftop views. A picture rail brings additional charm, along with a handsome fireplace set beside a handy display cupboard. A good-size dining room provides a second reception area for dedicated family meals. It features a focal-point fireplace and a press cupboard for storing place mats and table dressings. Set adjacent, the kitchen is well-appointed with white cabinets and wood-toned worktops, providing excellent practicality, as well as an attractive design. It includes freestanding appliances and has direct access to the private rear garden. Meanwhile, the four bedrooms are all lightly decorated and laid with carpet. The principal bedroom is a spacious double, with a lovely accent wall and shelved recess. Bedroom two (arranged as an office) and bedroom three are also double-sized rooms, whilst the fourth bedroom is a versatile single that would be ideal as a study or nursery. A bright three-piece shower room completes the accommodation on offer.

Outside, the home has a private rear garden, which is tiered with a decked area, a lawn, and raised planting beds. It has a mature ambience and lovely leafy views. It further boasts a suntrap, south-facing aspect – perfect for summer dining. There is also unrestricted on-street parking along Charterhall Road.





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RATING

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VIEWING
By appointment only
with Gilson Gray on
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Features

- A spacious and airy upper villa
- Situated in sought-after Blackford
- Well-presented interiors
- Private main door leading up to bright hall
- Living room with a bay window
- Good-size dining room with press cupboard
- Well-appointed kitchen with garden access
- Three double bedrooms
- One versatile single bedroom/study
- Bright three-piece shower room
- Private south-facing rear garden
- Unrestricted on-street parking





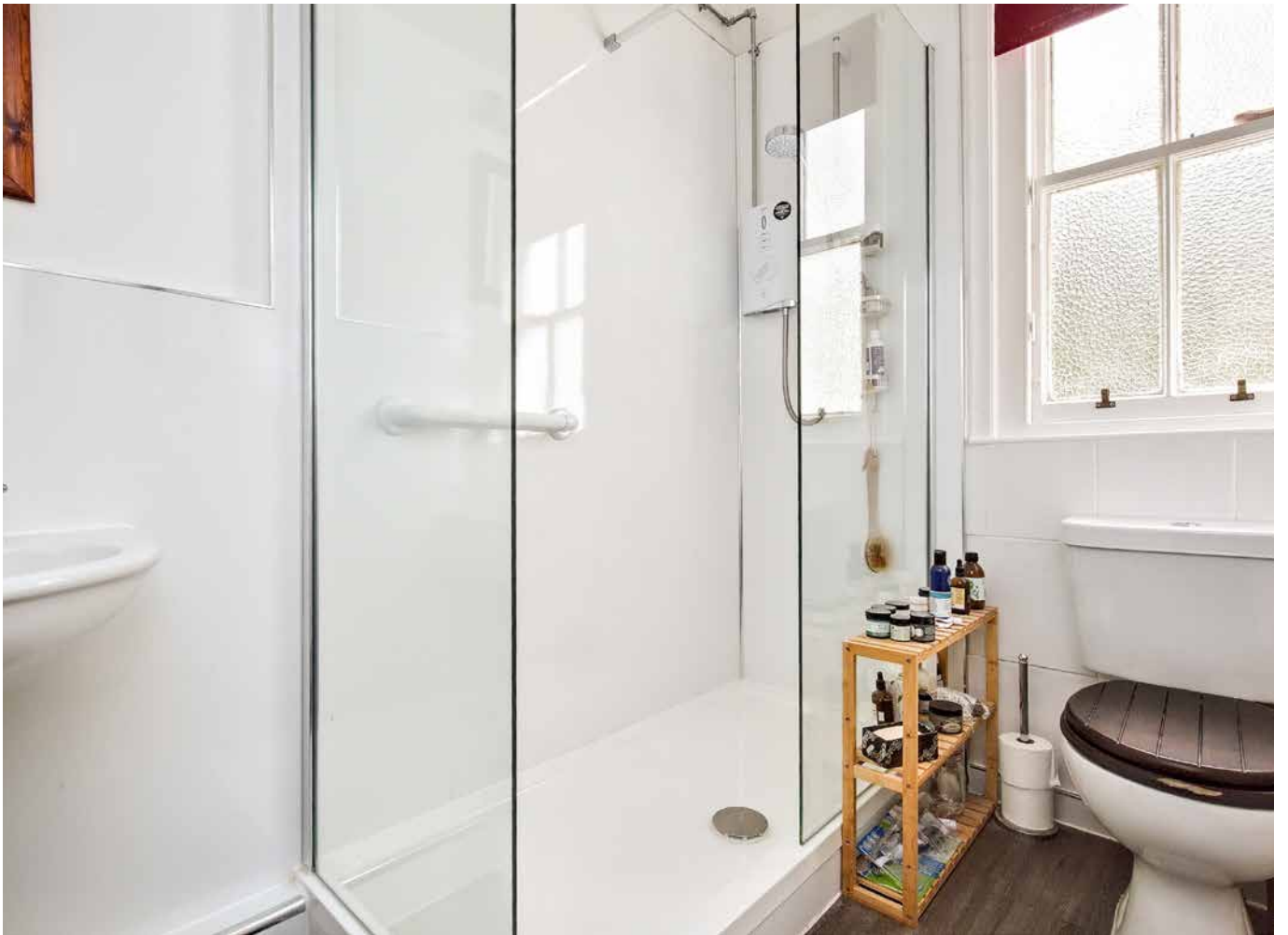
Extras: an electric cooker, a fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.















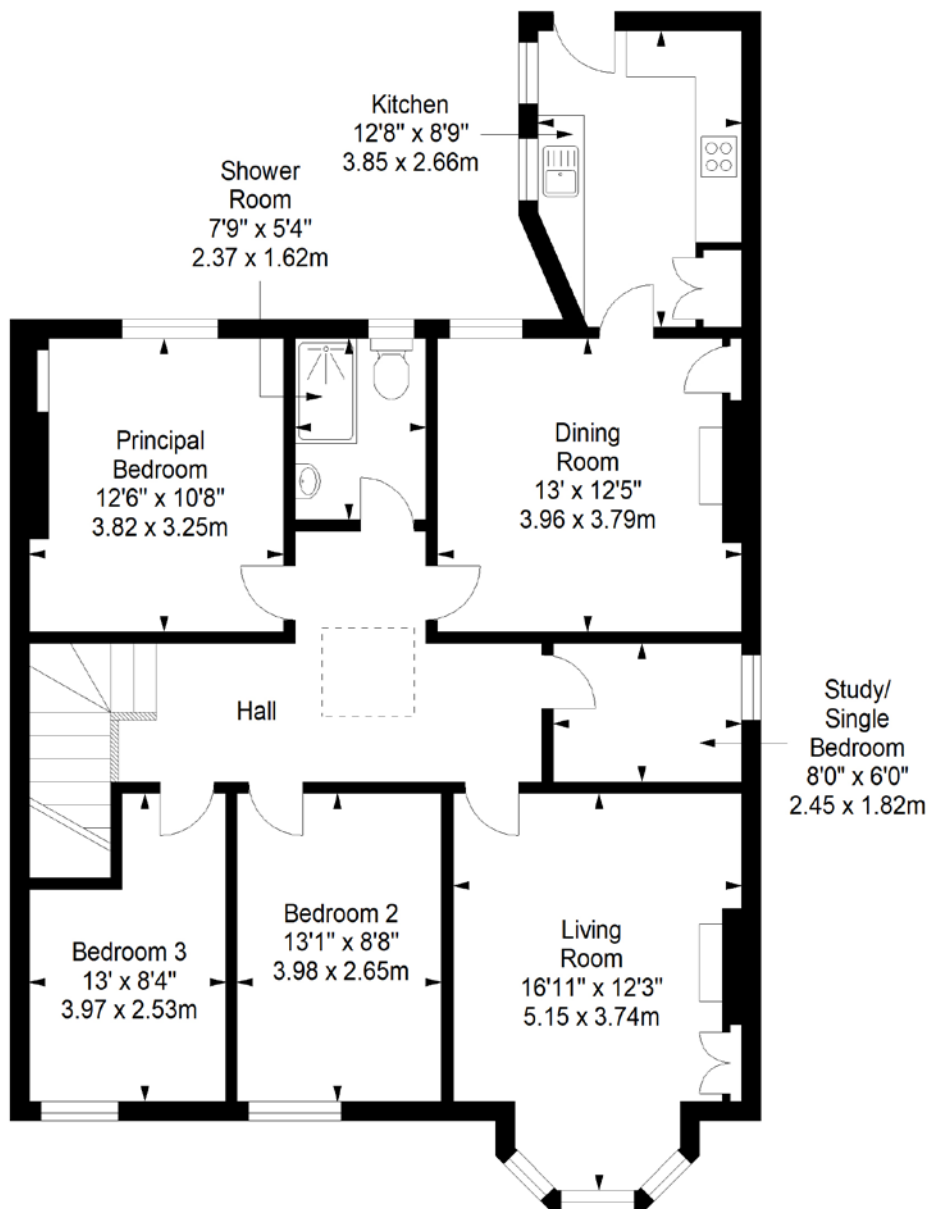
BLACKFORD

Nestled in a green valley against the backdrop of Blackford Hill Nature Reserve and the conservation area of the Grange; the small and exclusive area of Blackford offers one of the capital's most tranquil living spaces. The peaceful suburb is lined with delightful period properties, mature garden grounds and vast green spaces. The city centre is just over two miles away, with neighbouring Morningside and nearby Bruntsfield offering a wide variety of cafés, restaurants, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, banks, a library, and various supermarkets including Waitrose and M&S. In addition to Blackford Hill Nature Reserve promising peaceful nature on your doorstep, Craigmillar Park Golf Club is within easy walking distance, and residents of the area are also entitled to discounted membership at the Edinburgh University King's Buildings gym. Blackford enjoys easy access to prestigious state and private schooling at primary and secondary level, with Edinburgh's top universities also close by. The area is very well served by day and night public transport, walkways and numerous cycle paths.

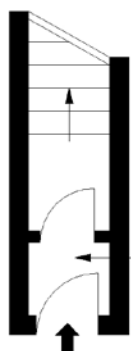
FLOORPLAN

First Floor

Approx. 103.7 sq. metres (1116.2 sq. feet)



Ground Floor Entrance
Approx. 3.8 sq. metres (40.9 sq. feet)



Total area: approx. 107.5 sq. metres (1157.1 sq. feet)

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