



14 Blackford Bank,
Blackford, Edinburgh, EH9 2PR

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall.
- Attractive living room/dining room with feature fireplace.
- Fitted kitchen with appliances & storage.
- Access to good sized conservatory at rear.
- French doors providing access to rear garden.
- Upper landing with storage.
- Access to attic.
- Two good sized double bedrooms both with storage.
- Single bedroom with storage.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Views to Arthur Seat at rear.
- Well maintained garden to front with cherry blossom tree.
- Enclosed garden at rear.
- Communal grounds within the development.
- Allocated parking space.
- Unrestricted on street parking.



GENERAL DESCRIPTION

A well-presented mid terraced villa within the highly regarded Blackford district of the City within walking distance of an excellent range of local amenities and a short journey to the south of Edinburgh City Centre. The property would make an ideal family home in a great location with its close proximity to fabulous schools.

RESIDENTS' ASSOCIATION:

There is a Residents' Association in place for the maintenance of all the communal areas within the development for which there is an annual charge of £150.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

E.

APPROXIMATELY 2.2 MILES TO EDINBURGH WAVERLEY TRAIN STATION.

APPROXIMATELY 11.8 MILES TO EDINBURGH AIRPORT.

WITHIN 200 METRES SERVING CITY CENTRE, ROYAL INFIRMARY, MORNINGSID

LOCATION

Leafy Blackford is one of Edinburgh's most desirable residential areas. Close to not only Blackford Hill and the wooded nature reserve of The Hermitage of Braid with beautiful views and picturesque walks, the property is minutes from a number of golf courses including Craigmillar, Liberton, Prestonfield, and the Braid Hills. There are further superb recreational amenities at Craiglockhart Leisure and Tennis Centre and at the iconic Royal Commonwealth Pool. Experience vibrant dining and drinking spots in nearby cosmopolitan Morningside and Bruntsfield. With the Grange, Newington and Morningside on the doorstep, local shopping needs are well-catered for including a Waitrose and Marks and Spencer Simply Food. Cameron Toll Shopping Centre which houses a large Sainsbury's and Aldi along with other retailers is a five-minute drive. Well-regarded schooling includes James Gillespie's Primary and High School with private options such as George Watson's College and Merchiston Castle School. It is ideally situated for The Royal Infirmary, The University of Edinburgh King's Buildings, and Napier University's Merchiston Campus. Regular bus services take you swiftly into Edinburgh's City Centre and the City Bypass and Edinburgh International Airport are within easy reach.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAIN POLES, AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREE-STANDING COOKER, COOKER HOOD, AUTOMATIC WASHING MACHINE, DISHWASHER AND FRIDGE/FREEZER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. THE GARDEN SHED WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.



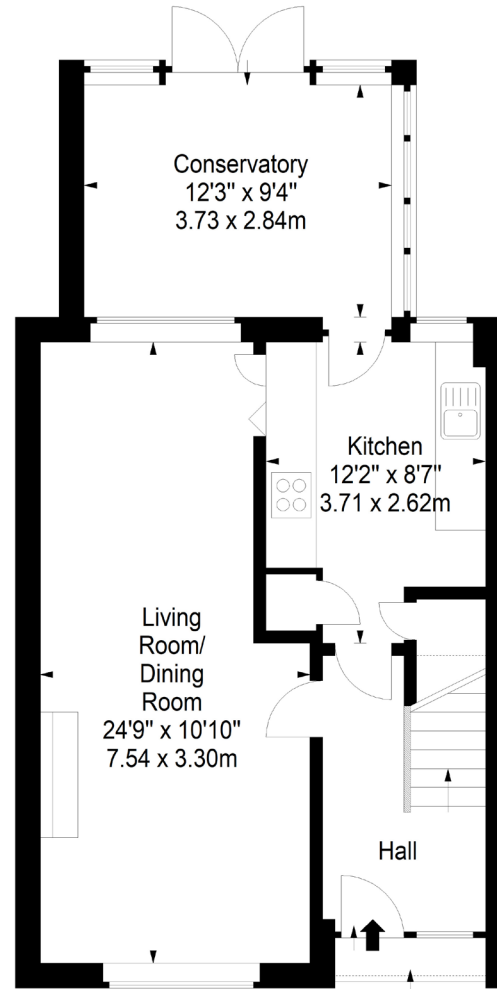
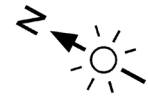


**ENERGY PERFORMANCE
CERTIFICATE RATING C**

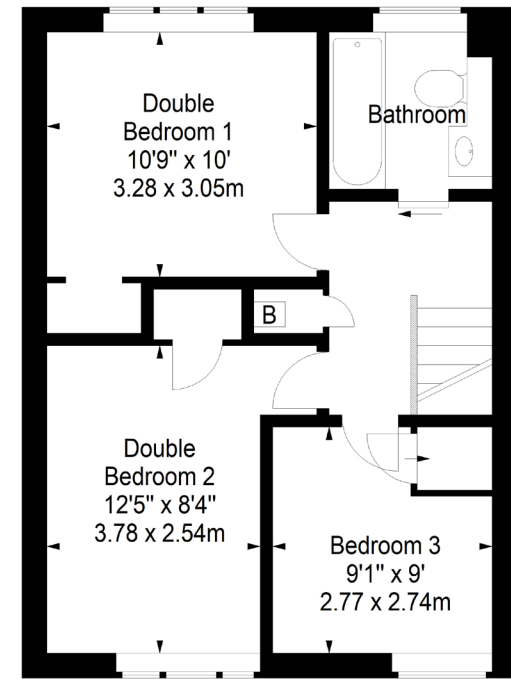
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Edinburgh, EH9 2PR**



Approx. Gross Internal Area
998 Sq Ft - 92.71 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.