



39/20 Blackford Avenue
Blackford, Edinburgh, EH9 3HN

CALL US ON 0131 447 4747

39/20 Blackford Avenue, Blackford, Edinburgh, EH9 3HN

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

- Shared secure entry.
- Stairs & lift to upper levels.
- Reception hall with storage.
- Fabulous corner living room with south-west facing aspect.
- Open outlook to front.
- Fitted storage.
- Fitted kitchen with appliances.
- Generously proportioned double bedrooms with two sets of built-in mirrored wardrobes.
- Further double bedrooms with built-in mirrored wardrobes.
- Modern fitted shower room.
- Electric Heating.
- Double glazing.
- 24-hour careline system.
- House manager.
- Communal lounge and kitchen.
- Waste disposal unit on 2nd floor.
- Communal bin facility on ground floor.
- Well maintained communal gardens.
- Residents parking.
- Visitors parking.



GENERAL DESCRIPTION

A second floor flat forming part of a sought-after retirement development in the prestigious Blackford district of the city, within walking distance of a range of local amenities, and a short journey to the south of Edinburgh City Centre. The property would be ideal for somebody downsizing and looking to stay within the area.

FACTORING NOTE

The development is factored by Trinity Factors with approximate charge of £2000 per annum. This covers the maintenance of all the communal areas, the block's building insurance, 24-hour careline system and house manager. Please note single occupants must be aged 60 and in the case of a couple, one person must be at least 60 while the other 55 years of age. 1% of the purchase price is payable by the buyer to Trinity Factors to go towards a common repair slush fund.

LOCATION

Blackford is a sought after area in the South of the city with great links to Morningside, the Grange and Marchmont, with their excellent range of supermarkets, independent shops, coffee shops, restaurants, bars and speciality food stores. Cameron Toll shopping centre is also a short drive away. There are also a wide range of amenities available, including a library in Morningside, the very popular Dominion Cinema & Church Hill Theatre, together with leisure & golf (Craigmillar Park Golf Club) facilities. The flat is also well placed for lots of walks and open spaces including Blackford Hill & Pond and The Hermitage. There is easy access both into town via the numerous bus services and out of town to the city bypass and beyond.

COUNCIL TAX BAND	E.
TRAIN STATION	APPROXIMATELY 2.1 MILES TO EDINBURGH WAVERLEY TRAIN STATION.
AIRPORT	APPROXIMATELY 13.7 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER, AND AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.

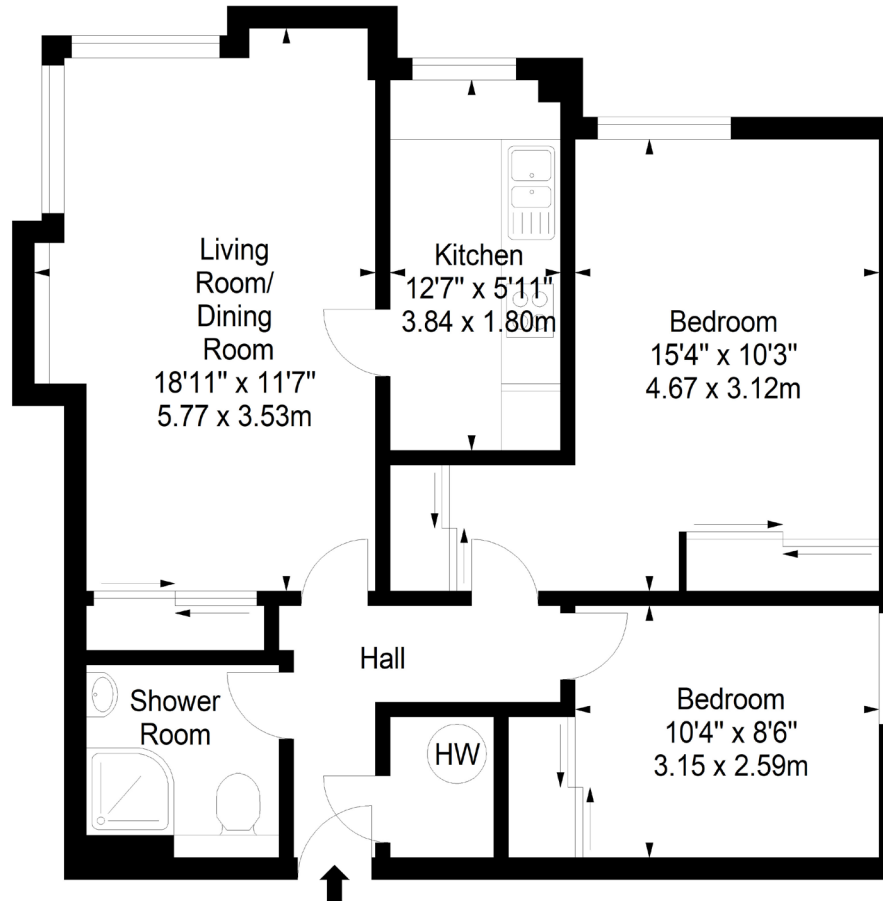
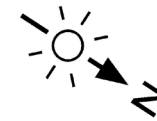




**Blackford Avenue,
Edinburgh,
Midlothian, EH9 3HN**



Approx. Gross Internal Area
705 Sq Ft - 65.49 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING B**

Second Floor

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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.