



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**30 Blackford Bank  
Blackford, EH9 2PR**



## END TERRACED HOUSE

- Living Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Garden Office
- Private Front & Rear Garden
- Allocated Parking Space
- Double Glazing & GCH
- EPC Rating - C





This tastefully presented end terraced house lies to the end of a quiet, leafy cul-de-sac in Blackford, close to popular shops, coffee shops and restaurants at neighbouring Morningside and Marchmont and lovely outdoor space at Hermitage of Braid and Blackford Hill. The accommodation comprises; bright, south-east facing living room/dining room, stylish separate kitchen, two good-sized double bedrooms and modern bathroom with shower over bath. There is a neatly maintained garden to the rear with insulated garden office which benefits from an electricity supply. There is a further garden to the front and an allocated parking space. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, washing machine and dishwasher. The appliances included are sold as seen with no warranty provided.



**Blackford Bank,  
Edinburgh, EH9 2PR**



Approx. Gross Internal Area

550 Sq Ft - 51.10 Sq M

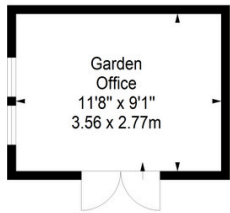
Garage

Approx. Gross Internal Area

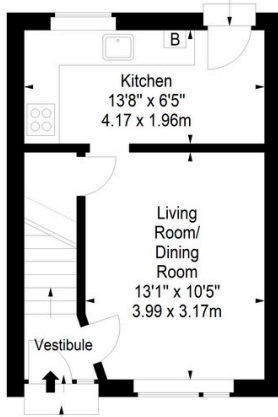
106 Sq Ft - 9.85 Sq M

For identification only. Not to scale.

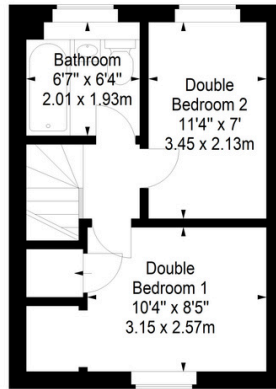
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Ground Floor



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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