



Flat 5, 13 South Oswald Road
Blackford, EH9 2HQ

Deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Open Plan Living/Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Separate W.C.
- Balcony
- Garage
- Shared Gardens
- Double Glazing
- EPC Rating – C



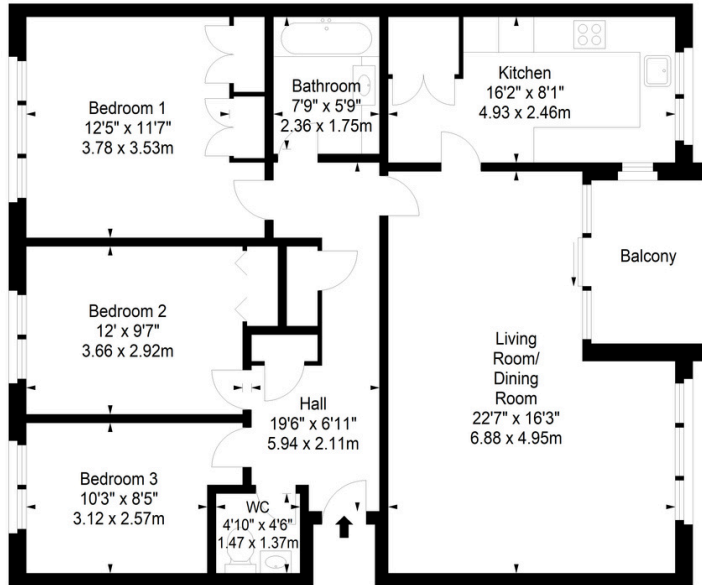
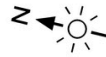
This well-presented second floor flat with a lovely outlook to Blackford Hill and single garage is situated in a highly sought after location in Blackford, close to a range of convenient local amenities in neighbouring Morningside including independent retailers, shops, cafes, bars and restaurants. The property is set in well-established shared grounds and there are lovely outdoor areas nearby at Blackford Hill and The Meadows. The accommodation comprises: welcoming hallway, bright, spacious open plan living/ dining room with access to south-facing balcony, separate stylish kitchen, three good-sized double bedrooms, bathroom with shower over bath and separate W.C. There is a residents' carpark and the property benefits from double glazing and an electric heating system. Included in the sale are the fitted carpets and floor coverings, oven, hob, fridge-freezer, washing machine and dishwasher. All included appliances are sold as seen with no warranty provided. There is a factoring fee payable to James Gibb Factors between approx. £160-180 per month.



South Oswald Road,
Edinburgh, EH9 2HQ



Approx. Gross Internal Area
1081 Sq Ft - 100.42 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second 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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