



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
- Tripple Glazing
- EPC Rating – C



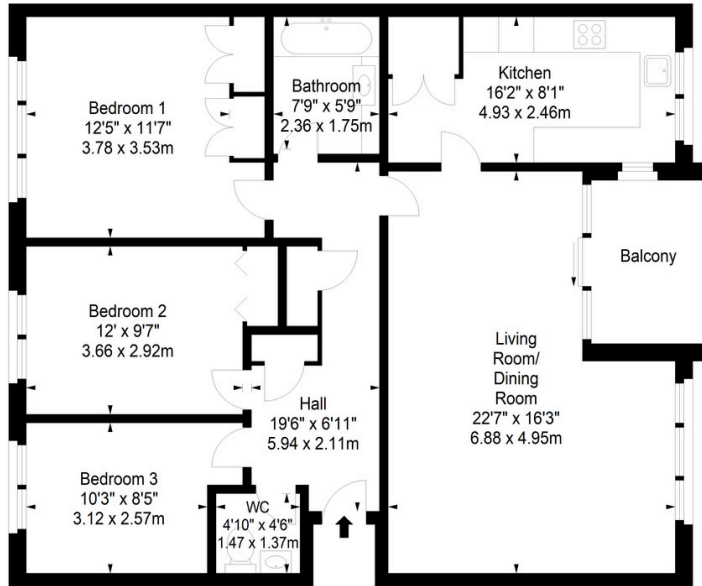
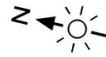
Tucked away in one of the greenest and quietest corners of the city, this well-presented second floor flat offers a rare opportunity to enjoy both tranquillity and convenience. With open views towards Blackford Hill and access to beautifully maintained shared grounds, the property is ideal for those who value nature, calm, and privacy while still being just minutes from the vibrant amenities of Morningside. The accommodation includes: a welcoming hallway, a bright and spacious open-plan living/dining room with access to a south-facing balcony, a contemporary fitted kitchen, three generous double bedrooms, a bathroom with shower over bath, and a separate W.C. The property also comes with a single garage, residents' parking, and enjoys tripple glazing with electric heating. Surrounded by greenery, the location offers wonderful opportunities for outdoor recreation, with Blackford Hill and The Meadows just a short stroll away. At the same time, Morningside's independent shops, cafés, bars, and restaurants are close at hand. The sale includes fitted carpets and floor coverings, oven, hob, fridge-freezer, washing machine, and dishwasher. All appliances sold as seen, with no warranty. A factoring fee of approximately £160-180 per month is payable to James Gibb Factors.



South Oswald Road,
Edinburgh, EH9 2HQ



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