



9/4 Charterhall Grove,
Blackford EH9 3HX

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Sitting Room
- Kitchen/Dining Room
- Three Double Bedrooms
- Shower Room
- Balcony
- Lift
- Shared Grounds
- Residents' Parking
- Double Glazing
- EPC Rating – D



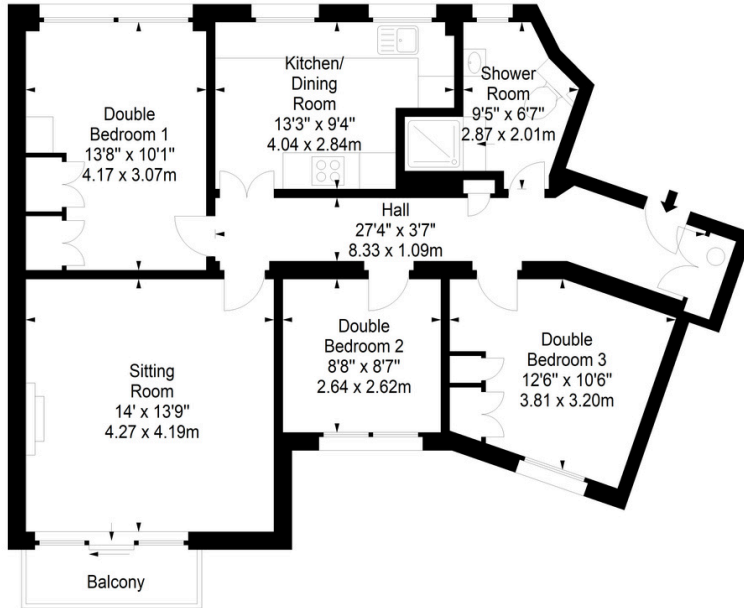
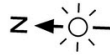
This bright and well-proportioned first floor flat is quietly located in the highly sought-after area of Blackford in south Edinburgh. A range of convenient amenities including supermarkets, independent shops, cafes, restaurants and bars are available at nearby Morningside. Edinburgh University's Kings Buildings are easily accessible and there is lovely outdoor space at Hermitage of Braid and Blackford Hill Local Nature Reserve. The accommodation comprises; generous sitting room with access to the balcony, separate kitchen/dining room, three comfortable double bedrooms and shower room. Neatly maintained, shared grounds surround the property and there is residents' parking. The property is fully double glazed, has electric heating and the building benefits from a lift. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, dishwasher and lightshades. All included appliances are sold as seen with no warranty provided. There is a factoring fee payable to Trinity of approx. £1087.00 per annum which includes maintenance, cleaning communal areas, hire of meeting hall and reserve fund.



Charterhall Grove, EH9 3HX



Approx. Gross Internal Area
857 Sq Ft - 79.62 Sq M
For identification only. Not to scale.
© SquareFoot 2025



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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