



3/3 East Champanyie,
Blackford, EH9 3EL

Deans 
Solicitors & Estate Agents LLP



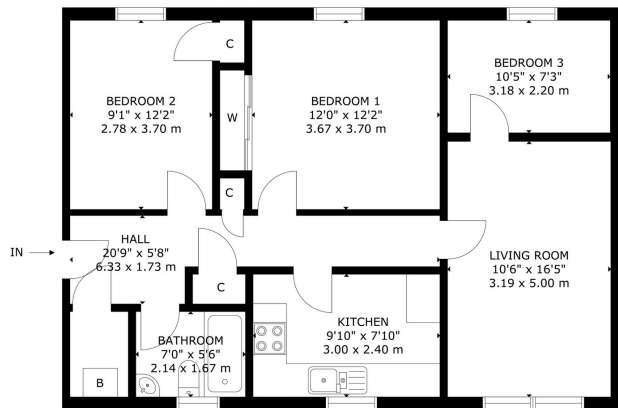
GROUND FLOOR FLAT

- Living Room
- Kitchen
- Three Bedrooms
- Bathroom
- Communal Front & Rear Gardens
- Residents' Carpark
- Double Glazing & GCH
- EPC Rating – D



This well-proportioned ground floor flat is situated in a highly sought-after location in Blackford, south of Edinburgh city centre. The property is close to a wide range of local amenities and Cameron Toll Shopping Centre offers a wider variety of high street retailers, supermarkets and a gym. There is highly regarded schooling at primary and secondary level nearby and the University of Edinburgh's Kings Buildings is within walking distance. Lovely outdoor space is available at Blackford Hill and Holyrood Park with space for peaceful walks. The accommodation comprises; welcoming hallway, living room/dining room, separate kitchen with space for dining table and chairs, three good-sized bedrooms and bathroom with shower over bath. Externally, there are well-maintained communal gardens to the front and rear with a residents' carpark which offers off-street parking. The property is fully double glazed and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and light shades. Other items may be available by separate negotiation. All included appliances are sold as seen with no warranty provided. There is a factoring fee payable to ECRA of approx. £45 per annum.





GROUND FLOOR



3/3 EAST CHAMPANYIE, EH9 3EL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 838 SQ FT / 78 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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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