

204 Queensferry Road, Blackhall, Edinburgh, EH4 2BN



Description

A rarely available traditional main door flat located in the highly sought after residential area of Blackhall, within walking distance of Craigmile Retail Park, Ravelston Park, Corstorphine Hill and within easy reach of a variety of amenities. The property is presented to the market in good decorative order and offers comfortable and easily manageable living space which would make an ideal home for an individual or couple.

- Entrance vestibule
- Open plan living/dining/kitchen falling naturally into leisure and cooking areas
- Spacious double bedroom quietly situated to the rear
- Shower room with modern white suite
- Walk-in storage
- Gas central heating and double glazing
- Seller's have owned for over 21 years and have not carried out any alterations requiring local authority consents

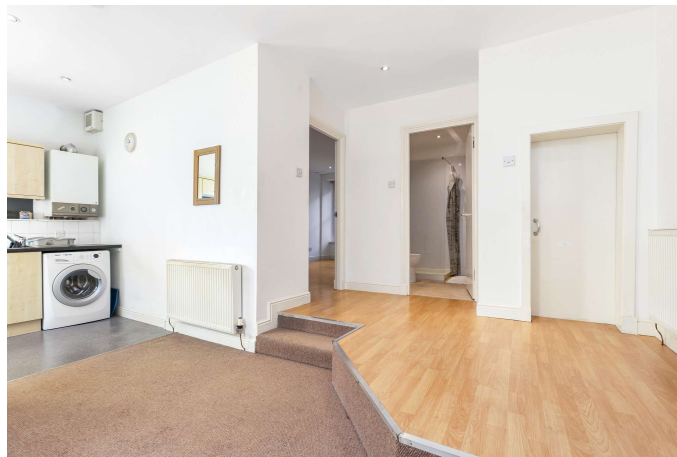
Extras

The oven, hob, washing machine and fridge are included.

EPC Rating: C

Price and Viewing

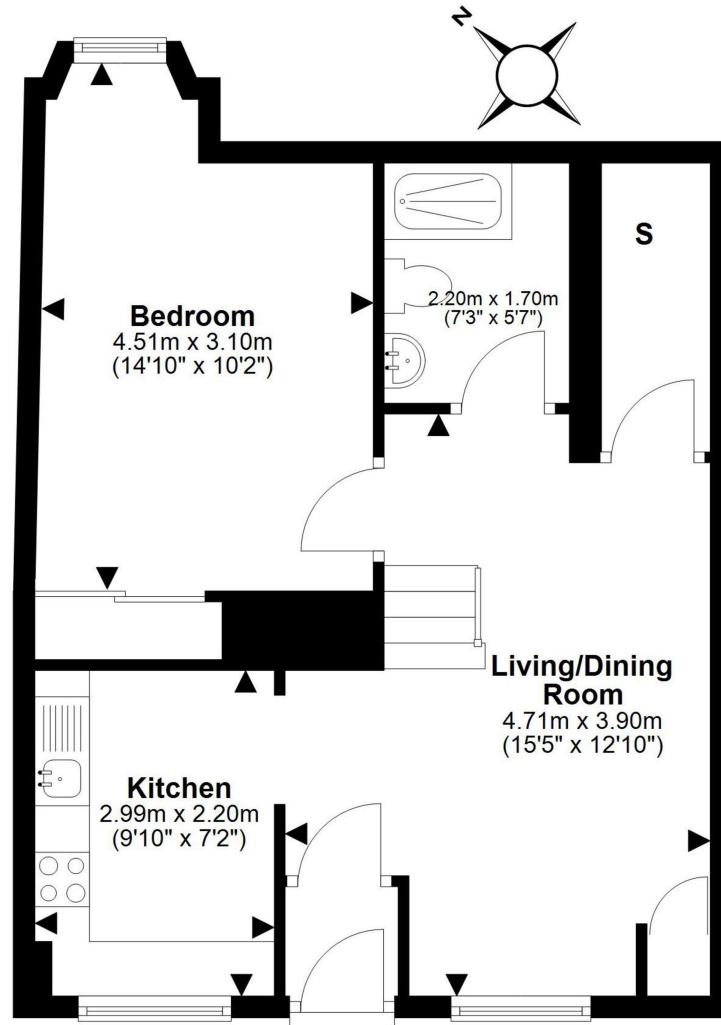
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Positioned in Edinburgh's residential neighbourhood of Blackhall, a ten-minute drive North-West of Edinburgh's City Centre, this property enjoys a wonderful location. Corstorphine Hill Nature Reserve, Dalmeny Estate and Cramond Beach are just some of the nearby open spaces to enjoy. The Royal Burgess Golf Club, Murrayfield Golf Club, and Blackhall Lawn Tennis Club are close by and it is not far from Murrayfield Stadium and David Lloyd Health Club at Corstorphine. For everyday shopping needs, there is a convenience store and a popular café just a short walk away. Craighleith Retail Park, just a five minute walk from the property, boasts a Sainsbury's supermarket and other retailers including a Marks and Spencer, and there is a Waitrose at Comely Bank. Cosmopolitan Stockbridge with the picturesque Royal Botanic Gardens and Inverleith Park has an array of high quality retail and dining choices. The property benefits from superb transport links with regular bus services into the City Centre, as well as quick access to Edinburgh International Airport, the Queensferry Crossing, and the M8. It is also well-positioned for the extensive cycle path network.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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