



**15 OBSERVATORY ROAD
BLACKFORD HILL
EDINBURGH
EH9 3HE**

**OFFERS OVER
£830,000**

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**ATTRACTIVE
AND SPACIOUS
DETACHED VILLA
WITH FABULOUS VIEWS
OVER THE CITY AND
TWO DRIVEWAYS
GARAGE AND LARGE
MATURE GARDENS**

VIEWING
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Attractive, bright and spacious detached villa offering flexible family accommodation over two floors and with fabulous panoramic views over the City. The property is set in the desirable Blackford district of Edinburgh. The area offers a good choice of local shops and restaurants, with more extensive shopping at nearby Cameron Toll Shopping Centre. Leisure facilities include the Festival Theatre, Commonwealth Leisure Centre, several golf courses,

Holyrood Park, Braid Hill and Blackford Hill. There is easy access to many good local and private schools including George Watsons and Heriots. There are a wide range of bus services providing quick and easy access to the City Centre and other parts of the city and the motorway network is easily accessible.

The property is set within large and mature garden grounds, the rear garden is south facing and features an attractive array of plants, shrubs and trees. To the front the property has panoramic views over the City skyline towards Arthur's Seat and Salisbury Crags.

The property has gas central heating, double glazing and good storage facilities but would now benefit from a degree of modernisation and upgrading. The kitchen appliances are included in the sale but no warranties will be granted regarding any appliances or systems included in the sale.



PROPERTY DETAILS

- * Entrance Vestibule leading to Hall with staircase to upper floor. Deep built in cupboard. Second built in cupboard.
- * Bright and spacious Lounge with south facing French doors giving direct access to the rear gardens. Twin windows provide ample natural light.
- * Family Room / Dining Room with windows to front and side with beautiful open views over the City. Built in display cupboard. Dado rail. Wall mounted gas fire.
- * Fitted Kitchen with matching wall and base units. Ample work surfaces with integrated sink with drainer and tiled splashback. Built in cupboard. The gas cooker is included in the sale. Windows to front and side.
- * Rear Lobby with door to garden. The fridge/freezer is included in the sale.
- * Utility Room with plumbing for washing machine, the washing machine is included in the sale. Boiler. Window to side.
- * Large Double Bedroom with windows to front again with a fabulous open outlook over the City. Wall mounted gas fire. Built in cupboard.
- * Second large Double Bedroom with window to rear overlooking garden. Wall mounted gas fire. Built in cupboard.
- * Third Double Bedroom with window to rear overlooking garden.
- * Shower Room with white two-piece suite comprising wash hand basin with vanity unit and WC. Shower compartment with mixer shower. Mirror. Frosted window to rear.

Upper Floor

- * Upper landing with Velux window. Access to extensive attic space. Cupboards.
- * Master Bedroom with window to side with open outlook over the East of the City to the Firth of Forth. Built in cupboard. Shelving.
- * WC with white two piece suite comprising wash hand basin and WC. Velux window. Mirror with glass shelf below.



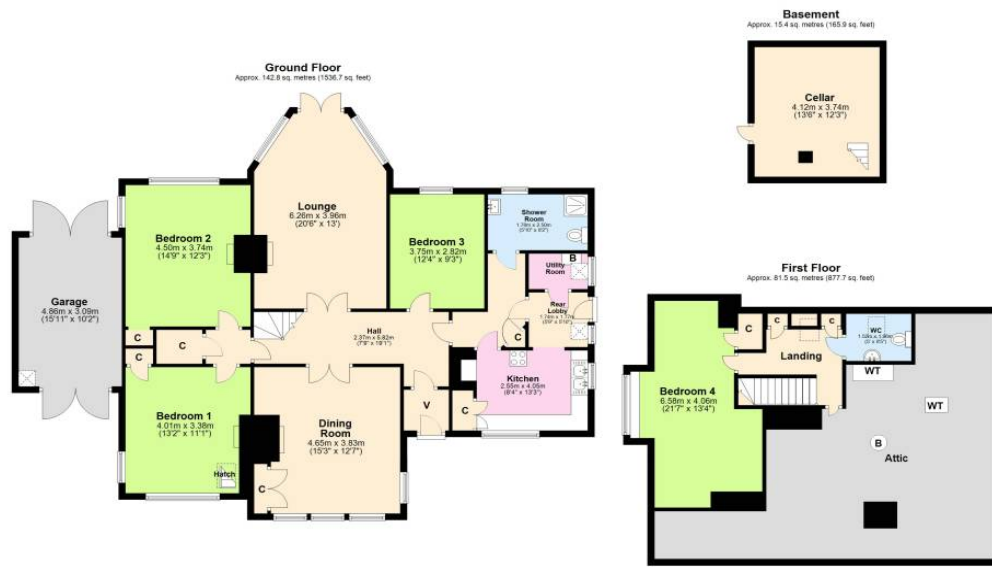
EXTERNAL

Two driveways provide plenty of off-street parking, one leads to a large single garage with double doors to the front and rear. The front garden features a lawn bordered with an established variety of plants and shrubs. The large, south-facing, rear garden features extensive lawns and a fabulous array of established plants, shrubs and trees.

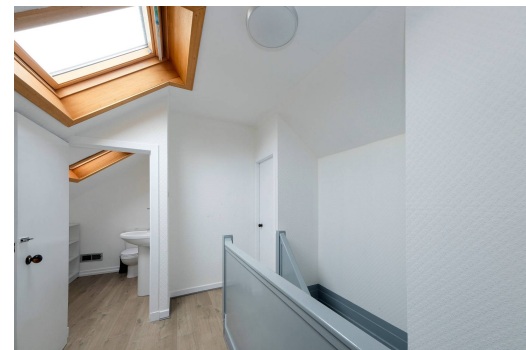
A large cellar provides excellent additional storage space.



Energy Efficiency Rating: D



Photos and Floorplan by Mike Dooley Photography 07730 560286
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

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