



Offers Over

£595,000

3 Blackford Glen Road

Liberton | Edinburgh | EH16 6AD

An exceptionally appealing semi detached house, enjoying a superb location moments from the spectacular Hermitage of The Braid Nature Reserve, in the capital's popular Liberton area. Offering the perfect blend of period charm and modern style, the house has been upgraded to a superb standard throughout and boasts south facing private garden backing on to open fields.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms
-  On-street free parking
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- F



Description

The accommodation briefly comprises: entrance hallway with stair to the upper level and built-in storage, comfortable bay fronted reception room with focal fireplace/wood burner, beautiful herringbone wood flooring, intricate cornice work and tasteful modern décor, stylish family dining kitchen which acts as a wonderful hub of the house and features a light dining space with views and access to the rear garden, the kitchen itself has been fitted with a fabulous assortment of contemporary units/coordinated wood worktops, complete with Belfast style sink, tiling to splash areas and floor, utility room, ground floor bedroom/home office, attractive downstairs shower room with Victorian style tiling and sleek modern fittings, generously proportioned principal bedroom with ornate marble fireplace and feature flooring, two further bedrooms, both with fireplaces, and family bathroom with three piece white suite, heated towel rail and over-bath mains shower.



Extras

All the fitted floor coverings, light fittings curtains and blinds shall be included in the sale together with the cooker, dishwasher, washing machine tumble dryer and fridge, along with the sheds at the side of the property.

Gardens and Parking

To the front of the house is a well-kept lawned garden, bordered by mature hedgerow and pathway leading to the side which houses a variety of sheds and useful overspill storage. The walled rear garden enjoys a fabulous open outlook to the south and offers an idyllic spot to enjoy outdoor eating and entertaining in the warmer months. The garden comprises a stone patio, lawn and well stocked shrub and small tree beds. Ample unrestricted parking is available to the front.

Viewing

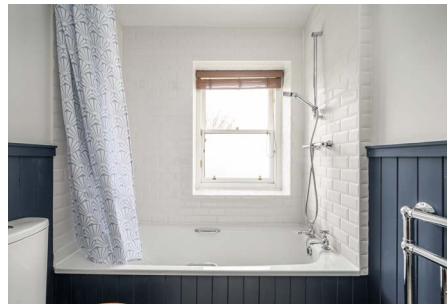
Sunday 2-4pm or by appointment through Neilsons (0131 625 2222).





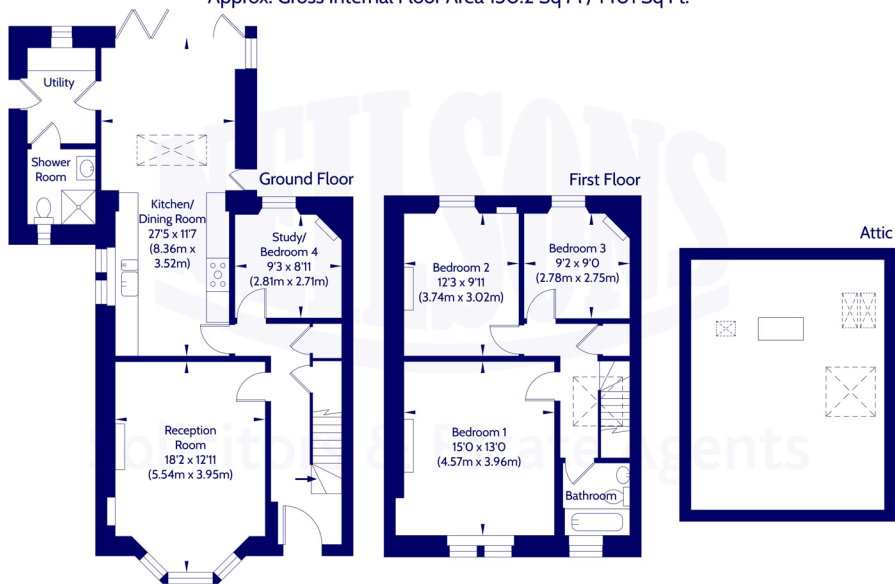
Location

The property is located in the popular Liberton district of Edinburgh which lies approximately three miles to the south of the City Centre. Liberton offers easy access to a good assortment of beautiful outdoor spaces including The Braid Hills and aforementioned Hermitage of the Braid and Blackford Hill which is a stone's throw away. There are a variety of leisure opportunities in the surrounding area including Liberton and Braid Hills Golf Courses with Gracemount Leisure Centre with gym and swimming pool just a short distance away. Many of Edinburgh's world class attractions, bars, theatres and restaurants are accessible via frequent bus service and the City Bypass is close at hand for those traveling further afield. Schooling is well represented from nursery to senior level.





Approx. Gross Internal Floor Area 130.2 Sq M / 1401 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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