










Offers Over
£415,000

66 Blackford Avenue

Blackford | Edinburgh | EH9 3ER

Neilsons are delighted to offer on to the market this generously proportioned main door flat, which forms part of a handsome period terrace and enjoys a superb location in Edinburgh's leafy Blackford area. The property offers a highly flexible living space, complete with a variety of period features, and benefits from its own private garden to the rear.

-  2 bedroom
-  1 public room
-  2 bathroom
-  On-street free, permit and metred parking
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band - E



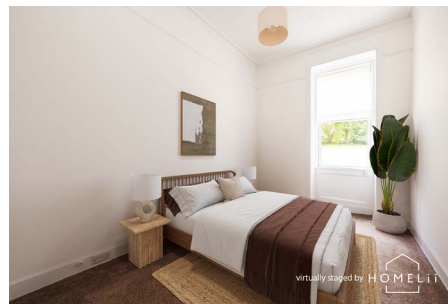
virtually staged by **HOMELi**

Description

The accommodation briefly comprises: entrance vestibule with ornate stained glass door, extensive entrance hallway with built-in storage cupboard off, light and spacious bay fronted reception room with ornate cornice work, shelved press and attractive focal fireplace, integral kitchen fitted with a variety of base and wall mounted units, with coordinated worktops, tiling to splash areas and an assortment of built-in appliances, rear facing principal bedroom with en-suite shower room and French doors leading out to the rear garden, second well proportioned double bedroom which enjoys a bright south facing aspect, generously sized box room which would lend itself to variety of uses, and bathroom with modern three piece white suite, heated rail and tiling to splash areas.



virtually staged by **HOMELi**



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Extras

All floor coverings, blinds, light fittings, integrated appliances and white goods will be included.

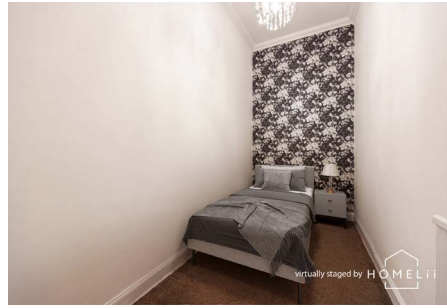
This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Gardens and Parking

There is a small private garden located to the front of the property, enclosed by a wrought iron fence. To the rear of the property is a private terraced area which backs on to a verdant, beautifully maintained communal garden, complete with lawn, mature trees and shrubs. On street parking is widely available.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

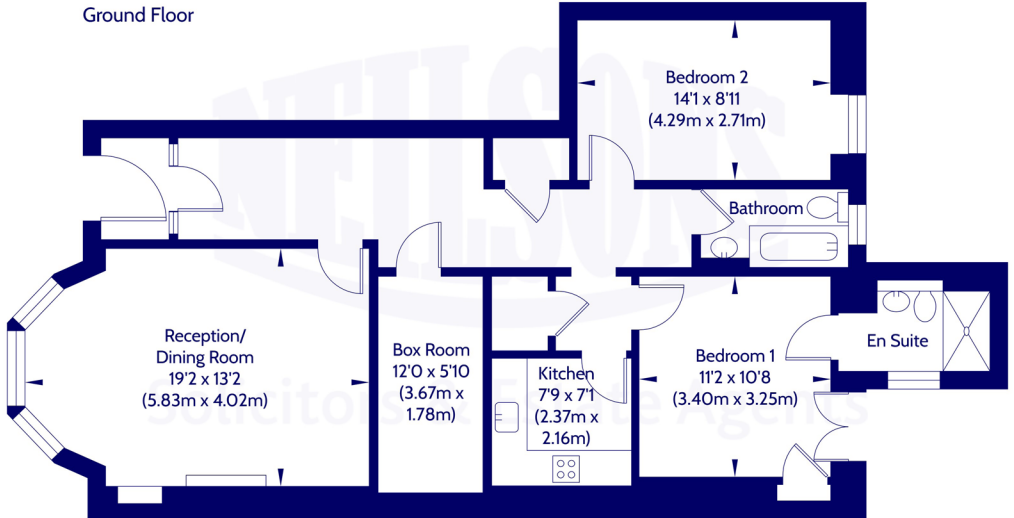
The highly regarded residential area of Blackford lies to the south of the City Centre. The area is well served by a good range of local amenities including shops and recreational facilities. Newington, Morningside and Marchmont, with their vast choice of amenities, are also easily accessible. Leisure-wise, the choice is excellent and includes many fashionable bars, bistros and restaurants, in addition to the Festival Théâtre and the Royal Commonwealth Swimming Pool. Pleasant walks are available at the nearby Blackford Hill and Hermitage of Braid. An efficient public transport network operates to most parts of the City and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





Approx. Gross Internal Floor Area 89.68 Sq M / 965 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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