



Beautifully presented Two-bedroom, ground floor flat



Beautifully presented, two-bedroom, ground floor flat situated in a lovely quiet development in the sought after Blackhall area of Edinburgh, close to local amenities and transport links. This property has been very nicely decorated throughout, with newly laid parquet flooring in the lounge and hallway. The accommodation consists of a communal entrance, with a shared store cupboard, a hallway, with storage, a lovely, light filled lounge, with double aspect windows and glazed doors lead into the dining kitchen, which has an excellent range of modern fitted units, appliances and plenty of space to dine. There are two good sized double bedrooms, one with a built-in wardrobe, and a very smart family bathroom, with a bath and rain shower, lovely tiling and a vanity unit. The leafy communal grounds are very well kept, with attractive planting, lawn, paving and trees. There are seating areas in lovely sunny spots, to enjoy good weather, a drying area, single garage and residents parking.

Key Features

- Hall
- Lounge
- Dining kitchen
- Two double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Good storage
- Communal garden grounds and drying area
- Garage
- Residents parking

Factored by Redpath Bruce for maintenance of common areas - £23 per month



Blackhall

Blackhall is a desirable residential area located close to Edinburgh's West End and the city centre. There is local shopping throughout, whilst supermarkets can be found on Ferry Road, Comely Bank and at Craighleith Retail Park. Nearby Stockbridge also provides a range of quality independent retailers including butchers, fishmongers, cafes, restaurants, and bars. There are highly-regarded schools in the vicinity in both state and private sectors, including Fettes College, Stewart's Melville College, The Edinburgh Academy, St George's, Mary Erskine's, and Flora Stevenson schools. Leisure opportunities nearby include walks along the Water of Leith, Inverleith Park, Cramond Shore, The Royal Botanic Gardens, and Murrayfield and Ravelston golf courses. Regular bus services are available throughout.



Extras

All fitted carpets, floor coverings, kitchen appliances; hob, oven, fridge-freezer, washing machine, tumble drier and wardrobe in the main bedroom are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

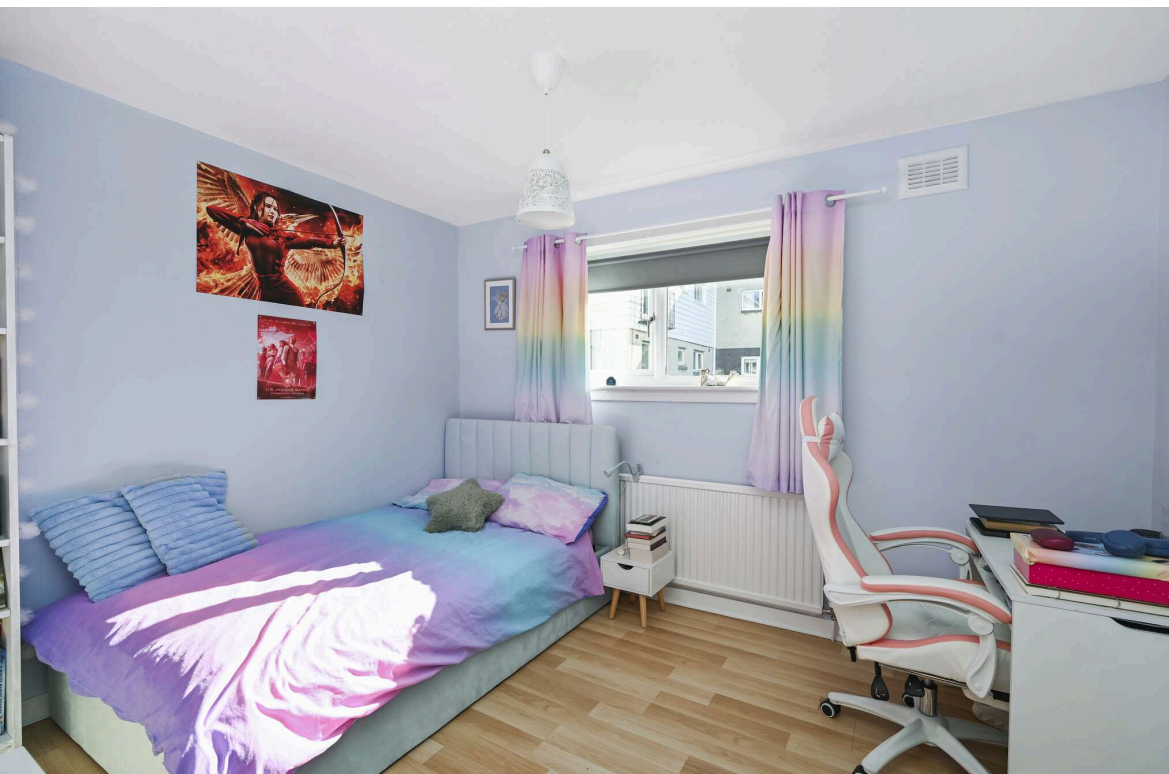
£265,000

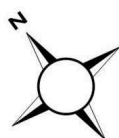
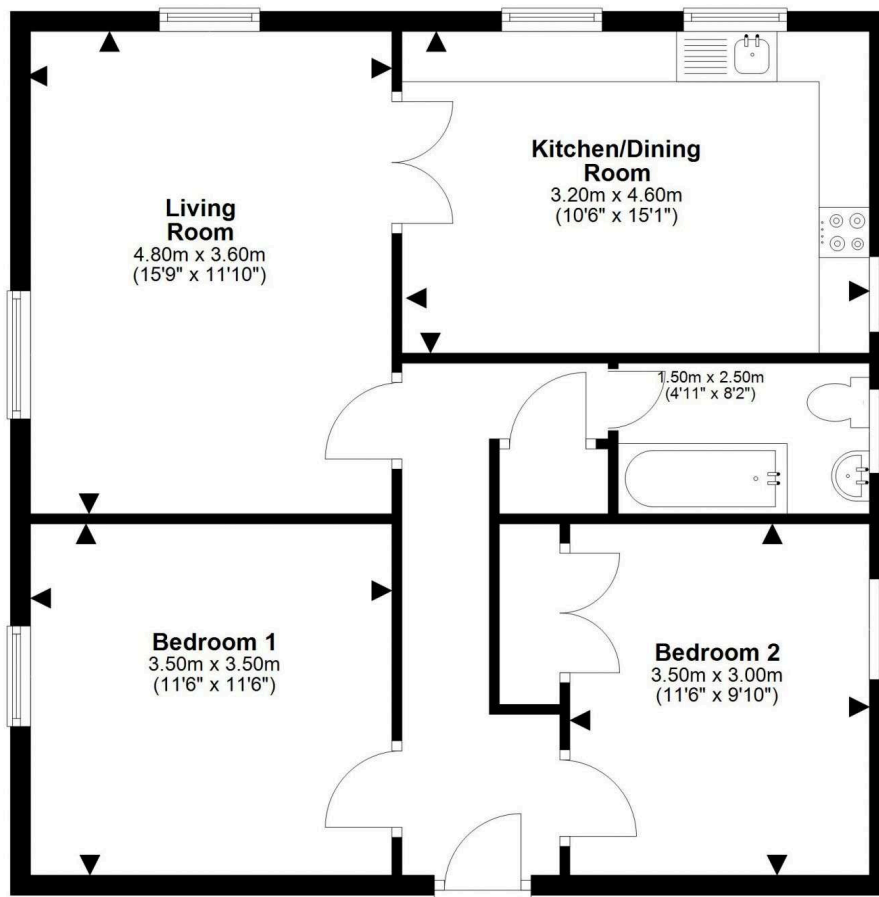
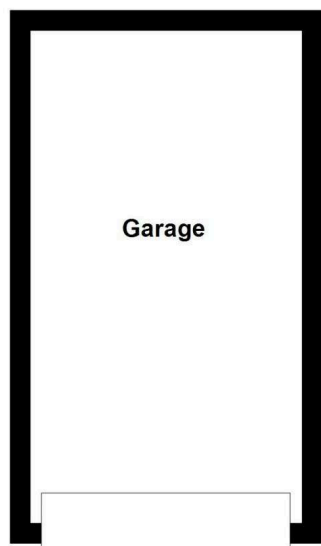
EPC Rating

C

Tenure

Freehold





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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