



41 Ladysmith Road
Blackford, Edinburgh, EH9 3EY





41

Ladysmith Road

Generously proportioned, attractively presented mid-terraced villa offering versatile accommodation with period features, situated in one of Edinburgh's most sought-after locations.

- Handsome mid-terraced villa in sought-after Blackford
- Versatile accommodation w/ beautiful period features
- Welcoming Vestibule and hallway
- Bay-windowed living room w/central feature fireplace
- Cosy family room
- Dining room w/ WC & kitchen off
- Four bedrooms
- Three-piece Family bathroom
- Gas central heating & partial double glazing
- Private gardens & on-street parking

Home Report: £790,000

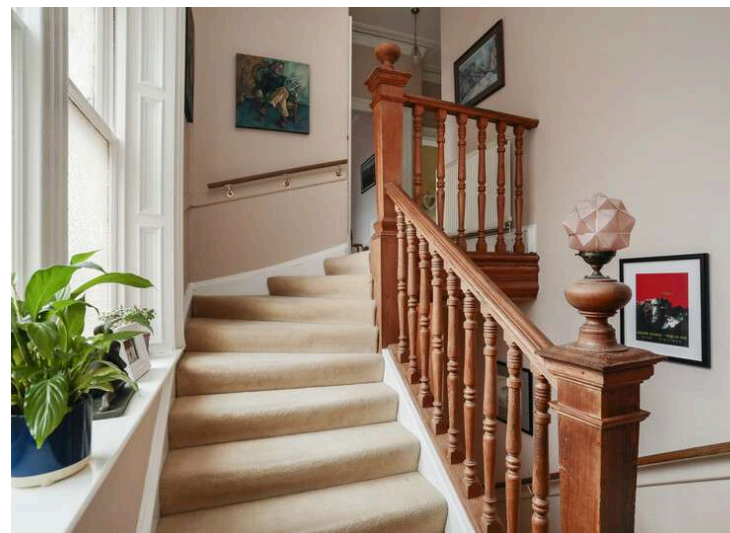
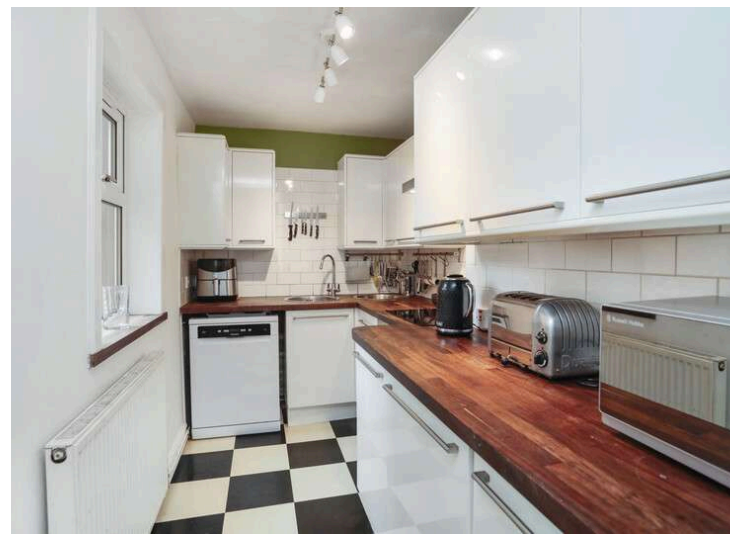
EPC Rating: E

The accommodation extends over 156 square metres and comprises a welcoming vestibule and hallway, bay-windowed living room with feature fireplace, a cosy family room, dining room with WC and the kitchen off. Upstairs there are three double bedrooms, a single bedroom and the family-bathroom. Gas central heating and partial double glazed windows help ensure a warm yet cost-effective home.

Externally the property enjoys a private garden to the front and an easily-maintained garden to the rear. On-street parking is available.

It is anticipated that this home will prove to be of particular interest to the growing family and early viewing is highly recommended to fully appreciate what is on offer.

Extras: To include all fitted carpets and fitted floor coverings; curtains & blinds; light fixtures; oven, hob, extractor hood; fridge/freezer; washing machine; and dishwasher within the sale.







Blackford is a sought after district lying south of Edinburgh city centre, offering local amenities including a nearby Post Office and convenience store. Neighbouring Newington, Marchmont and Morningside can be easily reached, where you will find bars, restaurants, and cafes. Cameron Toll Shopping Centre is a short distance away and offers high-street shops and a Sainsbury's superstore, along with Aldi. The area is convenient for Edinburgh University, The Royal Infirmary, city centre and the Scottish Parliament. Blackford Hill, Hermitage of Braid, Holyrood Park, Arthur's Seat, and The Meadows are close by, as are several golf courses. The property is in catchment of James Gillespie's primary and secondary schools. Regular buses run to and from the area and the City Bypass can be easily reached.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



VMH SOLICITORS

WWW.VMH.CO.UK
 Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT
 T: 0131 622 2626 F: 0131 622 26267 E: property@vmh.co.uk
 DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.