



39 Ladysmith Road
Blackford, Edinburgh, EH9 3EY



VMH ESTATE AGENTS



Fantastic end terraced Victorian family home with garage & private gardens to the front & rear

- Elegant sitting room with bay window
- Open plan family/dining room
- Stylish kitchen
- Double bedroom 1 with bay window
- 2 further double bedrooms
- Bedroom 4/Office
- Family bathroom & shower room
- Lovely private front & rear gardens
- Garage & on street parking
- Gas central heating & double glazing



Offers Over: £795,000

EPC Rating: D

Council Tax: G

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Located in the highly sought after residential area of Blackford, this superb 4 bedroom end terraced Victorian house benefits from lovely private gardens to the front and rear. There is also a single garage accessed from the side and rear garden and a cellar accessed from the rear garden.

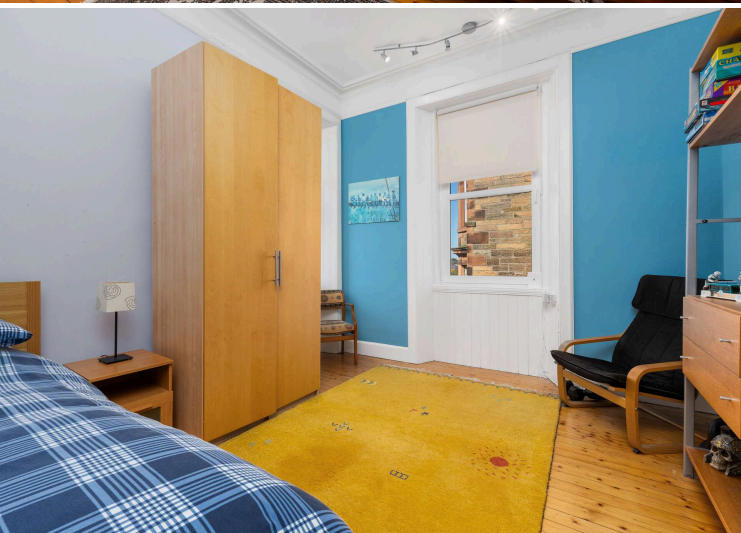
The interior is tastefully presented throughout and offers bright, versatile accommodation over two levels. The current owners have created a lovely open plan family/dining room that leads into the kitchen and in turn the rear garden. A stylish shower room and utility room has also been installed on the ground level. The first floor accommodation offers ideal bedroom accommodation as well as a contemporary family bathroom. The property is complemented by charming features such as decorative cornicing, attractive fireplaces, stripped and varnished floorboards and beautiful stained glass feature windows.

Extras

All fitted carpets, curtains, blinds, light fittings, hob, 2 ovens, extractor hood, dishwasher, fridge, freezer, washing machine, mirrors in the sitting room and bathroom, and wardrobes are included in the sale price.



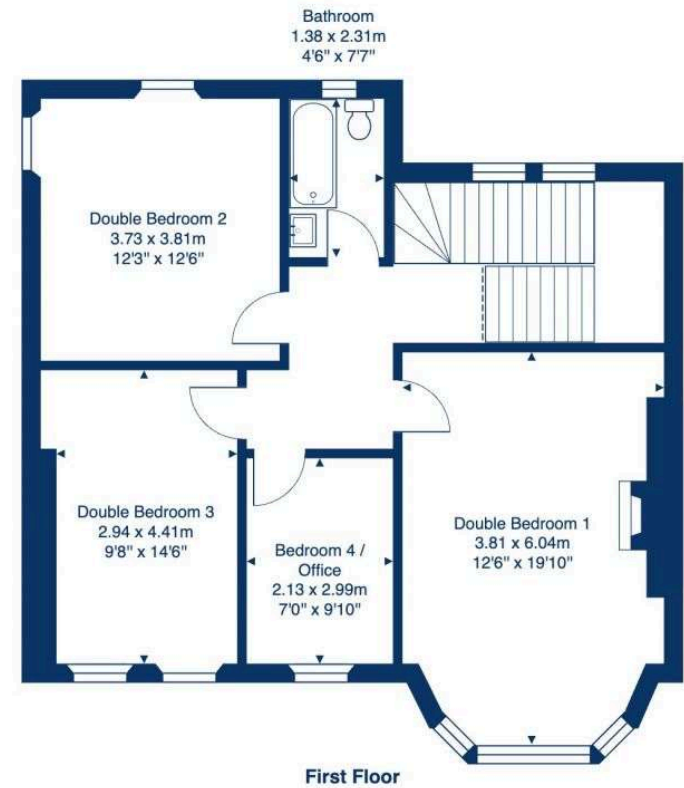
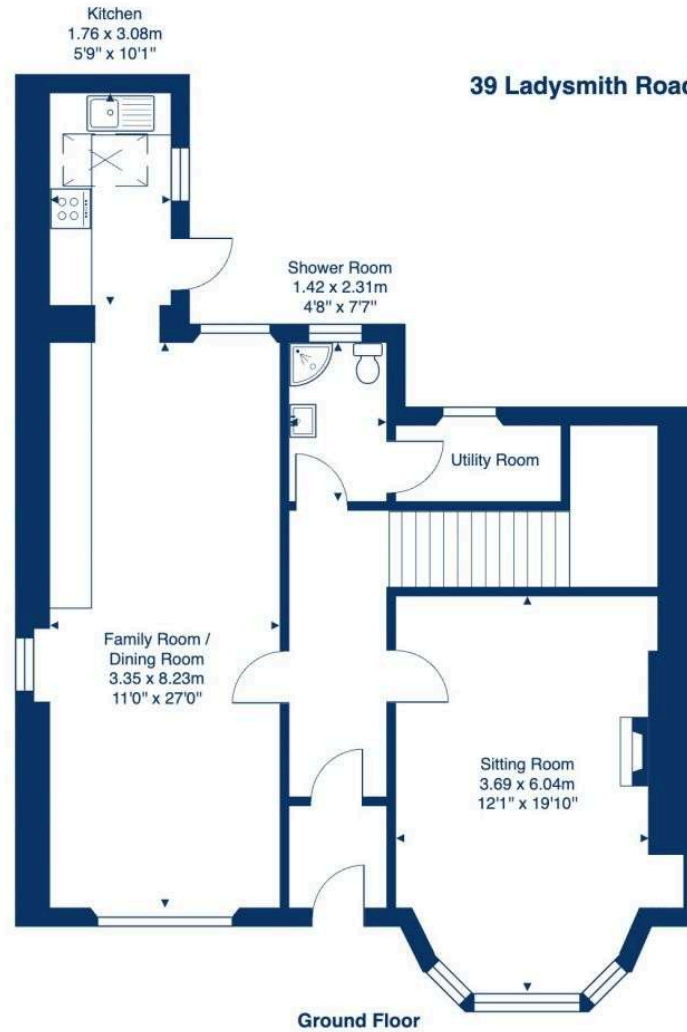
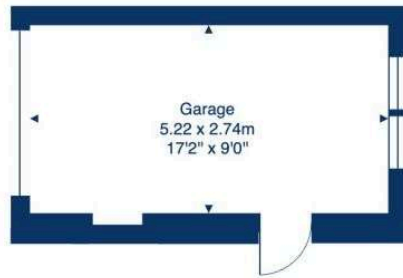




Location

Blackford is a highly desirable area located to the south of Edinburgh City Centre. There is an excellent range of local amenities in close proximity and a wide selection of convenience and speciality shops, coffee shops and restaurants in nearby Morningside, Newington and the Marchmont area. Supermarkets and high-street stores can also be found at Cameron Toll which is within easy reach. The location is particularly convenient for access to Edinburgh University's King's Buildings and the Royal Infirmary. Recreational facilities within easy reach include the open spaces of Blackford Hill and The Hermitage of Braid. The city bypass is a short drive away and provides easy links to the Scottish motorway network and Edinburgh International Airport. There are also excellent bus services which run to and from the city centre. Schooling is well represented in the private sector and the property lies within the catchment area of James Gillespie's Primary and Secondary schools.

39 Ladysmith Road, Edinburgh, EH9 3EY



Total Area: 158.4 m² ... 1705 ft²
All measurements are approximate and for display purposes only.



VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

☎ 0131 622 2626

✉ property@vmh.co.uk

🌐 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.