



7 West Mains Road
BLACKFORD | EDINBURGH | EH9 3BQ


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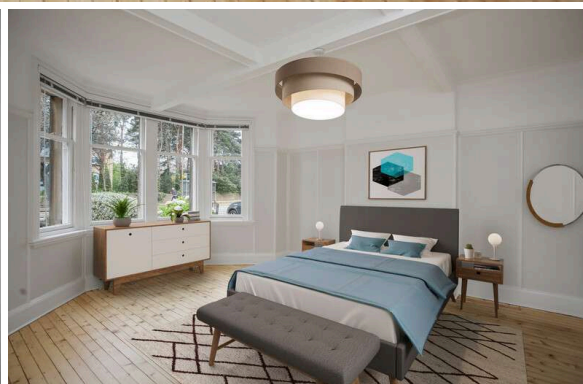
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Viewing is essential to appreciate the pristine condition of this superb refurbished lower flat of a 1930's detached villa, where you'll find exceptionally stylish and spacious walk-in condition accommodation finished off to a high standard, wonderful private gardens and off-street parking. The house boasts a south-facing aspect within a highly regarded area very close to the green open space of Blackford Hill and the Braids, whilst being convenient for local amenities and good transport links.

This fabulous property offers the best of both worlds for those who like a traditional feel to their home, but also want all the contemporary style fittings to be in place. Families and couples will be keen on the flexibility of the accommodation, which can be utilised to suit individual requirements for public space, bedrooms and working from home.

It comes to the market ready to move into, with fresh neutral tone decor and new floor coverings. Facing to the front of the house are the living/dining room and principal bedroom, both bay windowed south-facing rooms catching the best of the sunshine.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Lovely period features in this bedroom include twin leaded glass display cabinets, a beamed ceiling and panelling to the walls. A large family room with direct access to the rear garden offers great storage and would be equally suitable as the main bedroom. Sleek white gloss units in the fully re-fitted kitchen are set against marbled tiled splashbacks and there's a full range of integral appliances which have never been used.

The two large bathrooms are fitted with white suites, mixer showers and co-ordinating tiled surrounds. The property sits behind a well tended lawn at the front, flanked by a driveway. To the rear, the well screened and immaculately kept grounds offer plenty of opportunity for outdoor relaxation or children to play on two good sized areas of lawn and an elevated patio.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

- Bay window living/dining room
- Family room/Bedroom 4 with French doors
- Fully equipped dining kitchen
- Bedrooms 1-3
- Two large bathrooms
- Entrance vestibule and hallway
- Gas central heating - combi boiler installed 2022
- Security alarm
- Well stocked private gardens front and rear
- Driveway, which will be resin resurfaced at the sellers expense.

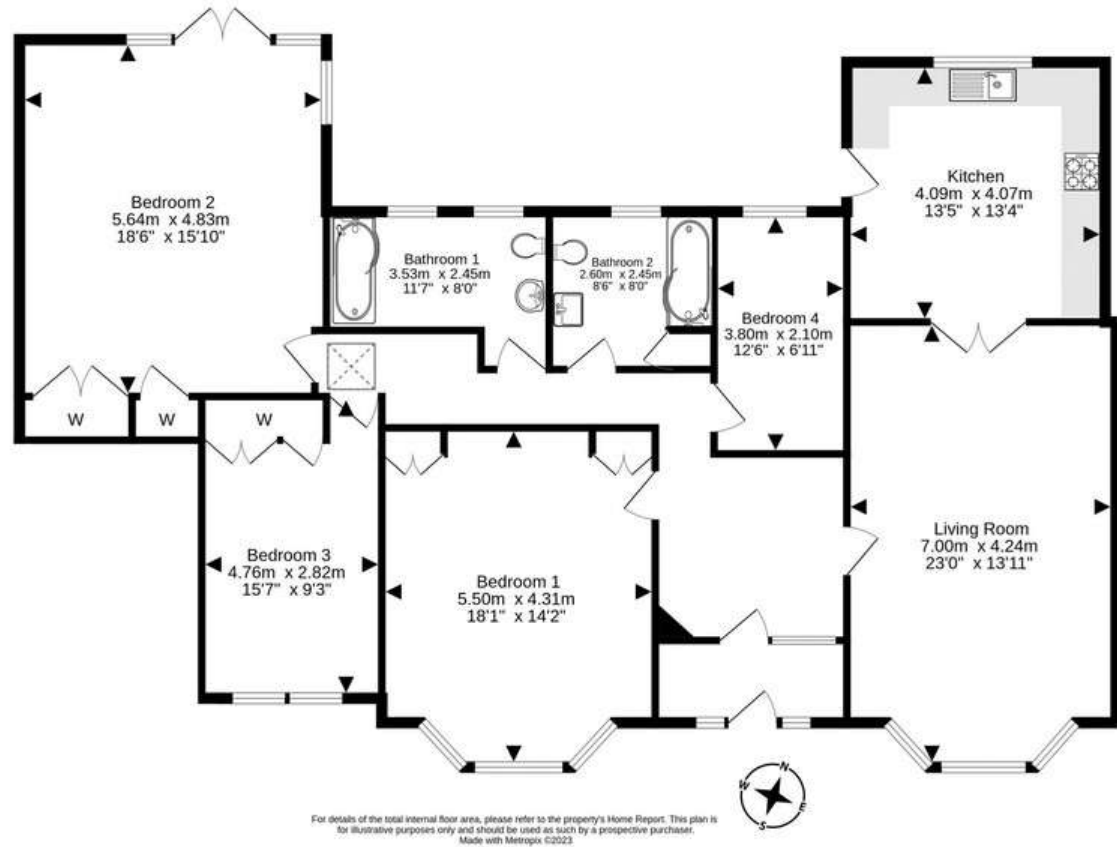
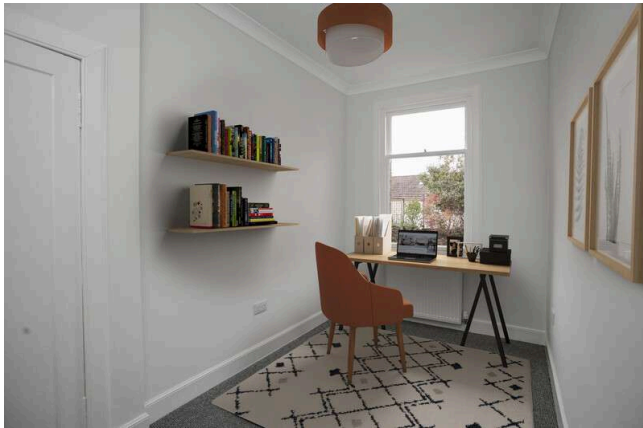
All window blinds, kitchen appliances and carpets will be included in the sale. EPC Rating D.



Blackford is a much sought after area in south Edinburgh which includes Blackford Hill, one of the "Seven Hills of Edinburgh", home to the City's famous astronomical observatory. The area is well served by a good range of local amenities including well reputed schools, shops and recreational facilities. Nearby Newington, Marchmont and Morningside offer a vast choice of amenities including fashionable bars, cafes and restaurants, in addition to the Festival Theatre, the Royal Commonwealth Swimming Pool and a number of golf courses. Pleasant walks can be taken at the nearby Blackford Hill and Hermitage of Braid. The property is situated close to a number of University buildings and is convenient for anyone connected with the Royal Infirmary. An efficient public transport network operates to most parts of the town and surrounding areas and the City Bypass and main motorway networks are also within easy reach.







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