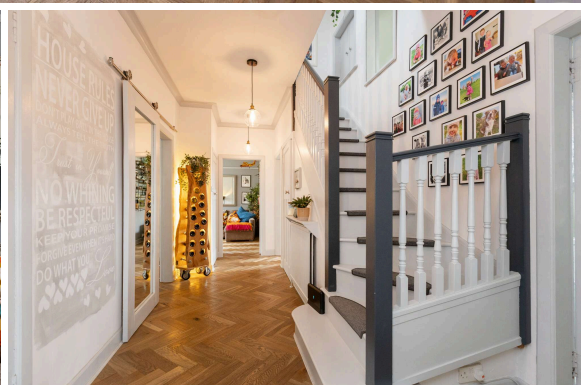




12 Observatory Road
BLACKFORD | EDINBURGH | EH9 3HG


warners
solicitors & estate agents





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Set in one of the most coveted residential enclaves on the south side of the city, this exquisite detached villa presents a rare opportunity to acquire a truly exceptional home. Beautifully elevated to capture panoramic open views, this meticulously renovated residence offers a seamless blend of timeless charm, bespoke craftsmanship, and contemporary luxury.

Surrounded by natural beauty, the villa is moments from the serene Hermitage of Braid, the sweeping landscapes of Blackford Hill Local Nature Reserve, and the lush fairways of Craigmillar Park Golf Club. Every element of the home has been designed to offer both sophistication and functionality-making it a perfect sanctuary for discerning families.

Inside, the expansive accommodation unfolds across two levels. A welcoming entrance vestibule leads into a bright and airy hallway, giving access to the principal rooms. The bay-windowed lounge is a showpiece of style and comfort, flooded with natural light throughout the day and anchored by a striking feature fireplace and elegant Herringbone wood flooring.

The heart of the home lies in the stunning, custom-designed kitchen-crafted to the highest standards and complete with a large breakfasting island, instant boiling water tap, induction hob, and generous storage. The adjoining dining area, framed by sliding French doors, opens onto spectacular views across Edinburgh, including iconic landmarks such as Arthur's Seat and Edinburgh Castle.

On the ground floor, two luxurious double bedrooms await. The master suite offers commanding city views, fitted wardrobes, a charming fireplace, and a sumptuous en-suite with a double walk-in shower, sleek bowl sink, WC, and heated towel rail. A stylish shower room, cleverly housing the washing machine and dryer, completes this level.

Upstairs, two further double bedrooms are bathed in light and offer even more dramatic views through Velux windows-providing a truly magical vantage point of the city skyline. A contemporary shower room adds convenience and comfort.

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





Outside, the property's extensive landscaped gardens offer a private haven for both relaxation and entertainment. Multiple tiered spaces provide perfect settings for every occasion-from the elevated deck accessed via the kitchen, ideal for al fresco dining, to a lower deck designed for evening gatherings around the fire. Children and pets will delight in the enclosed lawn with play area, while a front garden and side driveway provide practical elegance to the home's exterior.

- Spectacular cityscape views
- High-end bespoke kitchen
- Luxurious master suite
- Four spacious double bedrooms
- Landscaped multi-tiered garden
- Prestigious south city location

EPC Band C

Council Tax G

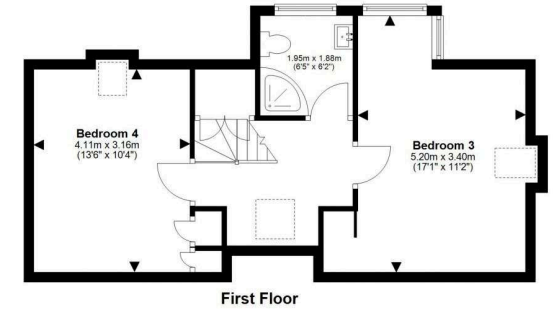
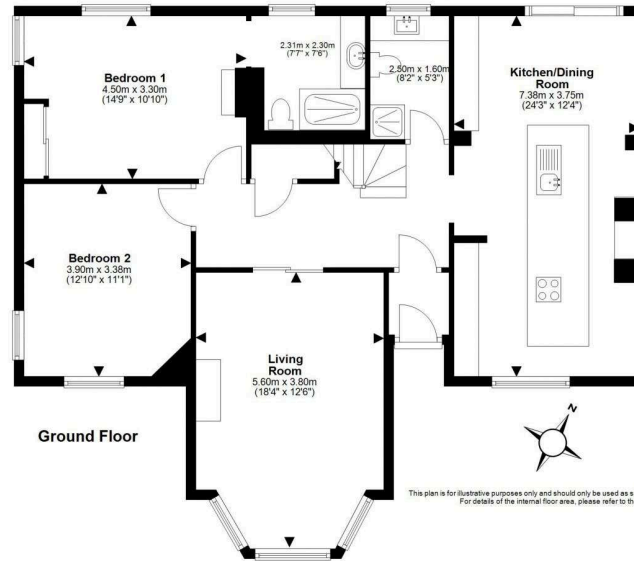
All fixtures, fittings, integrated appliances & the wooden children's climbing frame with swing and slide are included in the sale while the free standing kitchen appliances can be available with separate negotiation.



Blackford is a much sought after area in south Edinburgh which includes Blackford Hill, one of the "Seven Hills of Edinburgh" which has the city's astronomical observatory on it. The area is well served by a good range of local amenities including schools and local shops. Newington, Morningside and Marchmont, with their vast choice of amenities including fashionable bars, cafes and restaurants are within easy reach. Pleasant walks are available at the nearby Blackford Hill and Hermitage of Braid whilst a number of golf courses and the Royal Commonwealth Swimming Pool are closeby. An efficient public transport network operates to most parts of the city and surrounding areas.







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