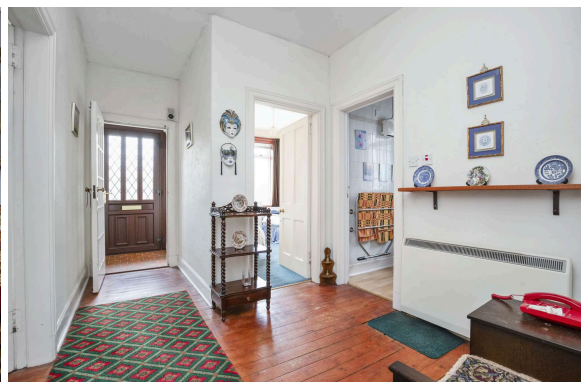




35 Telford Road  
BLACKHALL | EDINBURGH | EH4 2AY

  
**warners**  
solicitors & estate agents





## 35 Telford Road

BLACKHALL | EDINBURGH | EH4 2AY

Set in the heart of Blackhall, moments from excellent amenities, highly regarded schools, quick transport links and vast open green spaces is this spacious detached bungalow. Boasting private front and rear gardens, a garage, floored loft and a cellar this property would make an ideal buy though now requiring modernisation.

The accommodation comprises a welcoming entrance hallway, a large bay windowed lounge with feature fireplace, a fitted kitchen with access to the conservatory, a bright bay windowed bedroom or formal lounge, two further well-proportioned bedrooms and the home is completed by a shower room. Externally the fully enclosed rear garden is mainly laid to lawn with colourful plants, trees and flowers.

- Detached bungalow now requiring modernisation
- Private front and rear gardens, garage and driveway
- Welcoming hallway with access to loft
- Bright bay windowed lounge with feature fireplace
- Fitted kitchen with conservatory off
- Three double bedrooms
- Shower room

Extras: All light fittings, blinds, the cooker, washing machine and microwave. No warranty given for these appliances.

Energy Rating E, Council Tax Band F

There is no Factor associated with this property.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





Blackhall is a highly sought-after district on the north side of Edinburgh some 15 minutes from Edinburgh City Centre. The galleries and boutiques of Edinburgh's West End are within easy reach and a delightful stroll along the Water of Leith leads to the cafes and independent shops of Stockbridge. The area is well served by local amenities, with a selection of superstores nearby at Craigmile Retail Park. The Mary Erskine School, Stewart's Melville College, Fettes College, Royal High School and St George's are all close at hand and there are good road links via Queensferry Road to the City Bypass, Forth Road Bridge and Edinburgh International Airport.

