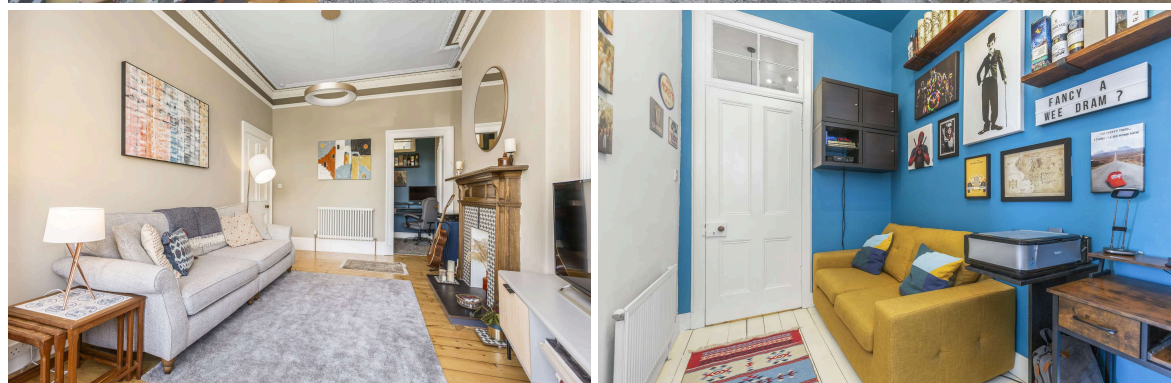
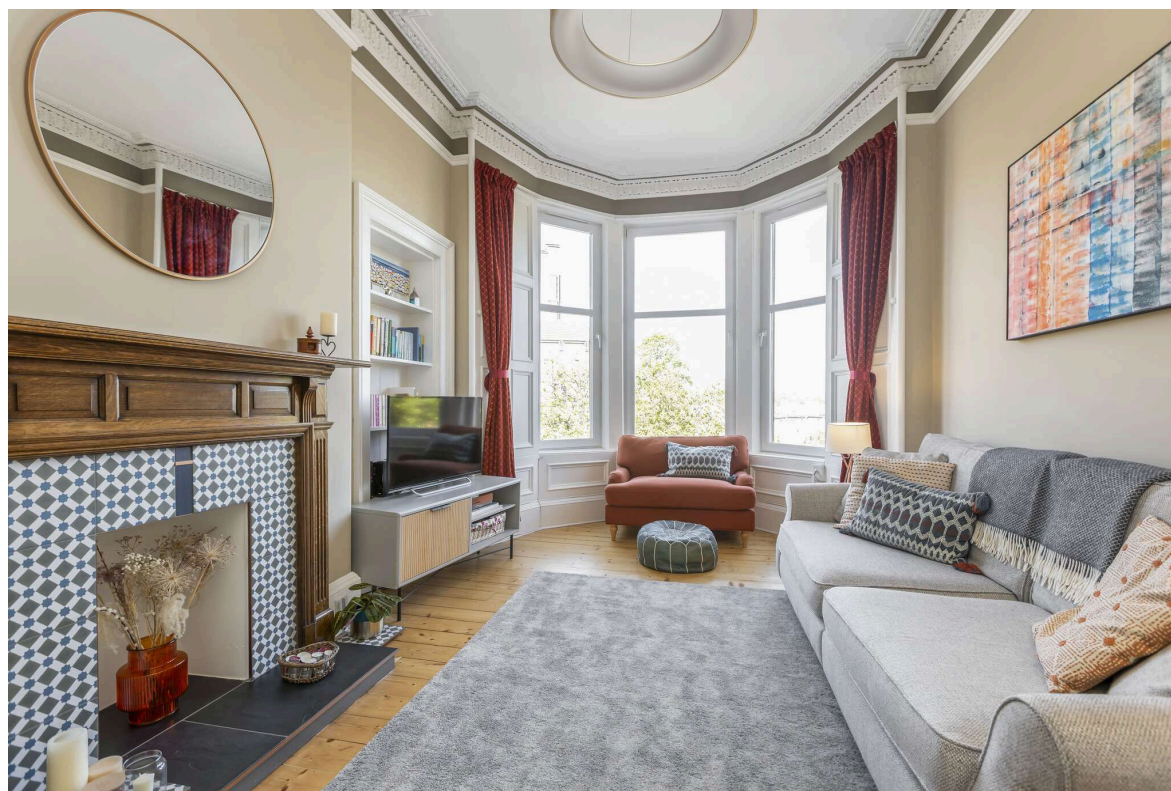




92/1 Blackford Avenue
BLACKFORD | EDINBURGH | EH9 3ES


warners
solicitors & estate agents



92/1 Blackford Avenue

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Set in the heart of a handsome traditional tenement in the heart of Blackford, moments from the vast open green spaces the Hermitage and Blackford Hill, excellent amenities and conveniently close to university buildings and the Royal Infirmary is this immaculately presented and extremely spacious first floor apartment. Boasting panoramic views of Arthur's Seat, ornate period features and a well-kept South-West facing communal garden this property has been renovated to an impeccable standard whilst remaining sympathetic to its period charm.

The accommodation comprises a welcoming and extremely wide hallway with three ample sized storage cupboards, a bright bay windowed lounge with feature fireplace and decorative cornicing, a contemporary dining kitchen with attractive units, generous dining space and deep pantry cupboard, there are three well-proportioned bedrooms, a useful box room - ideal for working from home and the flat is completed by an elegant bathroom with shower over bath.

- Handsome, traditional tenement apartment
- Renovated to an extremely high standard
- Panoramic views over Arthur's Seat and period features
- Welcoming hallway with ample storage
- Bright bay windowed lounge
- Contemporary dining kitchen
- Three spacious bedrooms and a box room
- Stylish bathroom with shower over bath

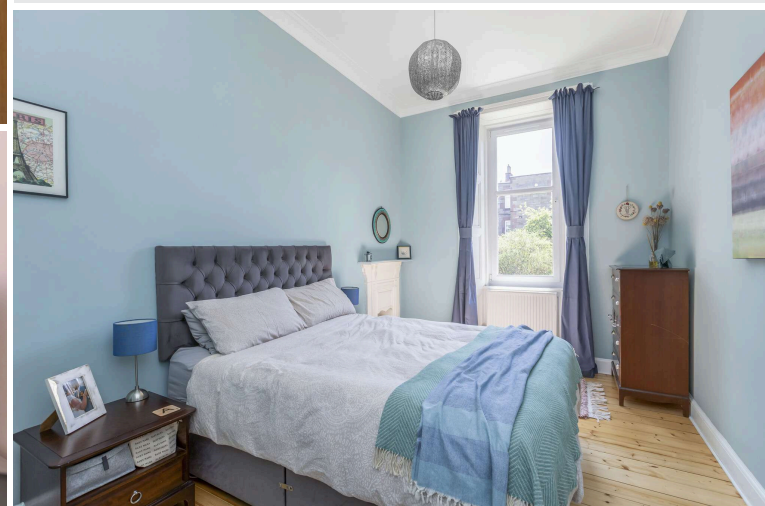
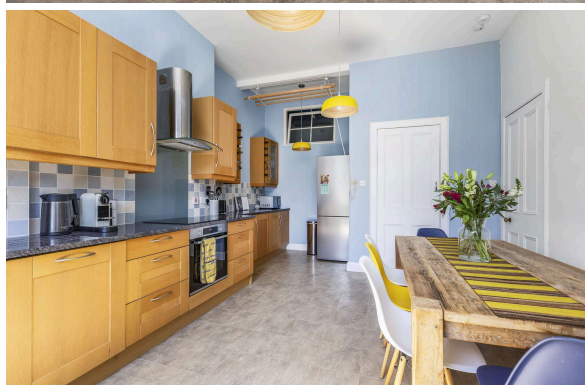
Energy Rating C, Council Tax Band E.

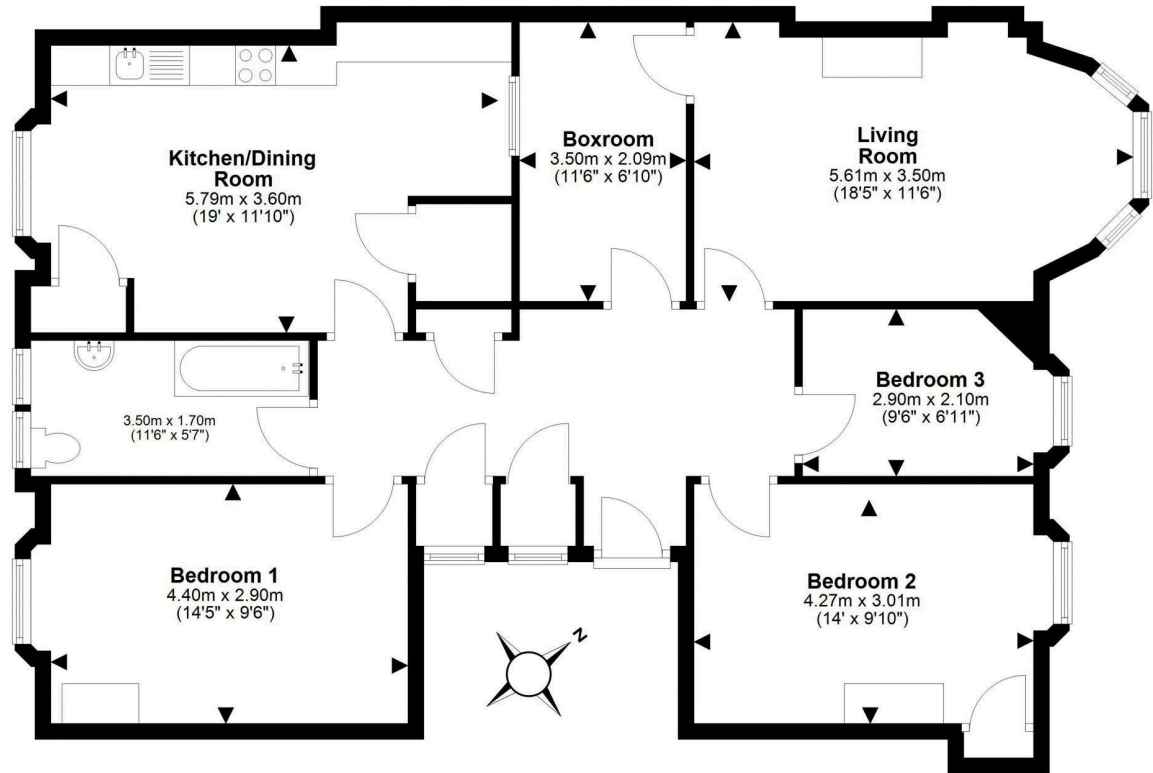
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances and living room curtains will be included in the sale. Please note all light fittings will be removed and replaced.

Blackford is a highly sought after area lying south of Edinburgh city centre, offering a number of excellent local amenities and with a vibrant atmosphere of bars, restaurants, and cafes in neighbouring Morningside. Conveniently close lies the popular Marchmont and Newington areas with Cameron Toll Shopping Centre a short distance away. A convenient location for Edinburgh University, The Royal Infirmary, the Scottish Parliament, and the Royal Commonwealth Pool, there are also many open and recreational green spaces in the area including Blackford Hill, Hermitage of Braid, Holyrood Park, Arthur's Seat, and The Meadows, as well as several golf courses. Well regarded schooling is available at all levels within the vicinity. A regular public transport service from nearby Charterhall Road and Blackford Avenue provides easy access to and from the city centre. It is also straightforward to gain access to the City Bypass which leads to the main motorway networks





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.