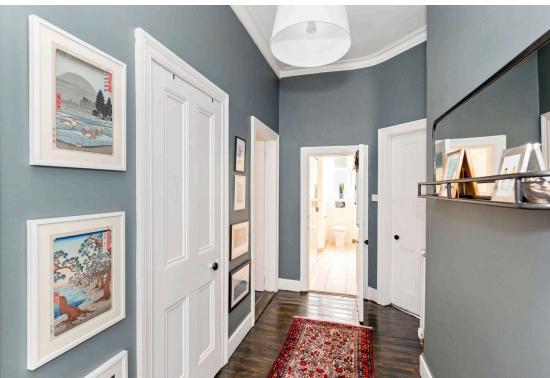




11/3 Macdowall Road, Blackford  
EDINBURGH | EH9 3ED

**warners**  
solicitors & estate agents



## 11/3 Macdowall Road, Blackford

EDINBURGH | EH9 3ED

Nestled in the heart of exclusive Blackford, moments from excellent amenities, vast open green spaces, a myriad of university buildings and the Royal Infirmary is this immaculately presented first floor apartment. Set in a handsome red sandstone traditional Victorian tenement the property boasts ornate period features, double glazing, gas central heating, free on street parking and a well-kept communal garden and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboard, a bright South facing bay windowed lounge with detailed cornicing and feature fireplace, a luxury dining kitchen with stunning units, generous dining space, deep pantry cupboard and useful utility or office space. There are two well-proportioned double bedrooms - both with elegant fireplaces and the flat is completed by a stylish shower room.

- First floor Victorian apartment in sought-after Blackford
- Welcoming hallway with storage
- Bright South facing bay windowed lounge
- Luxury dining kitchen with utility/office space
- Two spacious double bedrooms
- Stylish shower room
- Gas central heating and double glazing
- Well-kept communal garden
- Energy Rating C and Council Tax E

Curtains, kitchen appliances, and wardrobes will be included in the sale. All other pieces of furniture can be negotiated separately. Light fittings will not be included in the sale.

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



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



