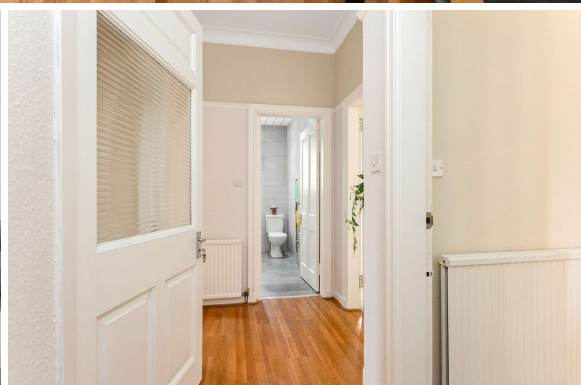




36 MacDowall Road
BLACKFORD | EDINBURGH | EH9 3EF


warners
solicitors & estate agents



36 MacDowall Road

BLACKFORD | EDINBURGH | EH9 3EF

Viewing is highly recommended to appreciate the superbly presented accommodation on offer within this exceptionally light and spacious traditional upper villa flat, boasting its own main door entrance, well stocked private gardens and off-street parking. Macdowall Road is a pleasant street located just off Mayfield Road, ensuring easy access to good transport links and amenities.

This lovely property showcases generous sized and flexible living space which has recently been upgraded to include a fully refitted kitchen, plus fresh decor and floor coverings throughout. The public room has ample free floor space for seating and dining furniture, a feature wall with modern electric fireplace and a deep storage cupboard. A doorway leads through into the fabulous dual aspect kitchen with its fashionable sea green fitted units, pale tone worktops and under unit/floor level lighting, ready to use with a full range of unused appliances. The grand principal bedroom has lots of natural light filtering in through a four window bay, and the two further double bedrooms both have twin windows. A handy boxroom is lit by a skylight and has power, making it ideal for working from home or simply for storage. A modern white suite is in place in the shower-room which features a large cubicle plumbed with electric shower, wash basin set in vanity unit and attractive two tone tiling to full height.

A driveway runs in from the street allowing off-road parking. A narrow private garden to the side of the house has previously been used for growing vegetables and leads around to the rear, where a particularly sunny private garden includes a lawn for outdoor relaxation, whilst well stocked borders add colour and interest.

- Walk-in condition accommodation for a couple or family
- Peaceful residential street
- Living/dining room with feature fireplace
- Stylish kitchen, refitted in 2025
- Bay windowed principal bedroom
- Two further double sized bedrooms
- Handy boxroom/study with skylight
- Fully tiled shower-room/large cubicle/electric shower
- Private entrance stair leading to hallway

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

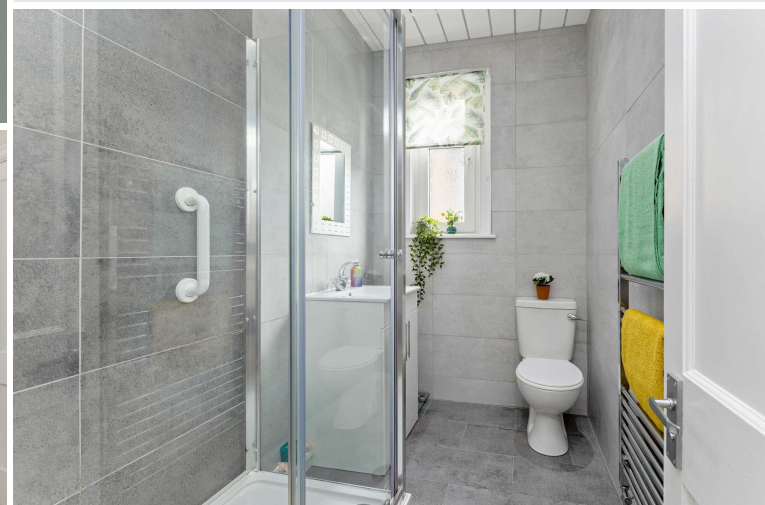


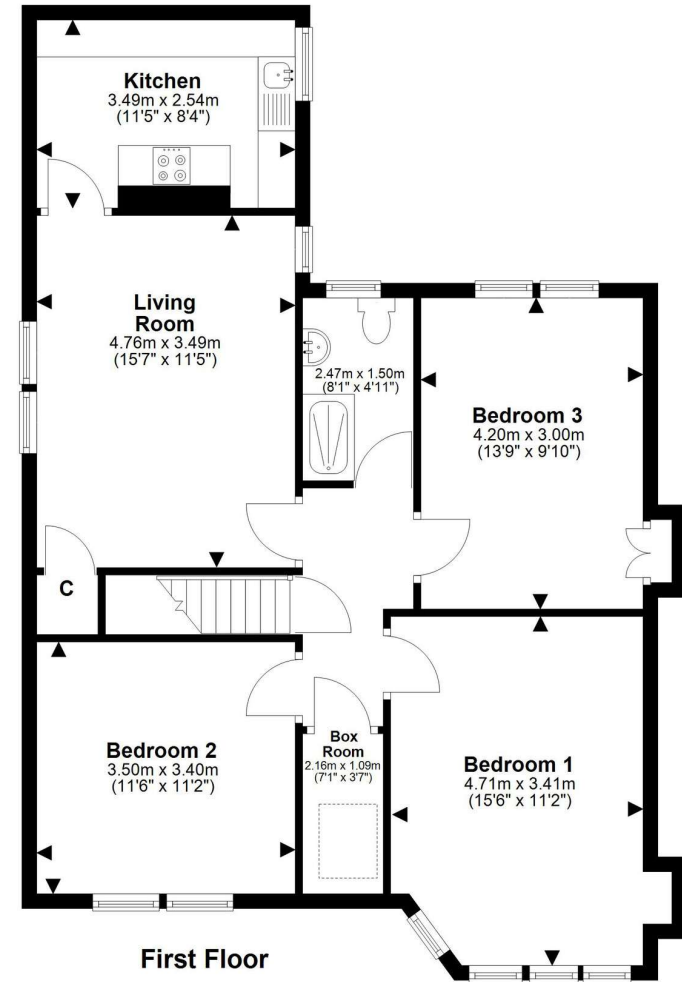
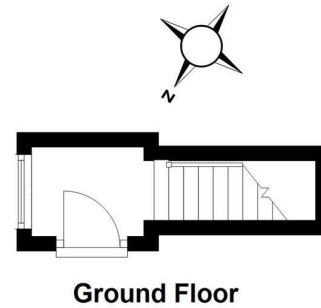
Blackford is a much sought after area in south Edinburgh which includes Blackford Hill, one of the "Seven Hills of Edinburgh", home to the City's famous astronomical observatory and where pleasant walks can be taken. The area is well served by a good range of local amenities including well reputed schools, 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. The property is situated close to a number of University buildings. An efficient public transport network operates to other parts of the city and the City Bypass and main motorway networks are also within easy reach.

- Gas central heating
- Double glazing
- Fresh decor
- Sunny, well stocked private rear garden
- Private area to side
- Driveway plus free on-street parking

Council Tax Band E and Energy Rating Band D

The sale will include all light shades, except for the living room shade, and all fixtures. Some items of furniture and washing machine can be negotiated separately.





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.