



96/4 Blackford Avenue  
BLACKFORD | EDINBURGH | EH9 3ES

  
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solicitors & estate agents





## 96/4 Blackford Avenue

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Light and spacious traditional top floor flat with fabulous views to Arthur's Seat and Salisbury Crag, conveniently positioned for easy access to great local amenities, transport links and the University buildings.

This is a generous sized property in a sought after area, now requiring modernisation but with lots of potential to form a comfortable home for a single person or couple.

- Entrance hall
- Bay windowed living/dining room with mantelpiece
- Breakfasting kitchen with storage larder
- Two double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Security entry phone system
- South-facing shared garden

Extras - All fixtures and fittings  
Council tax - Band E, EPC rating C

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

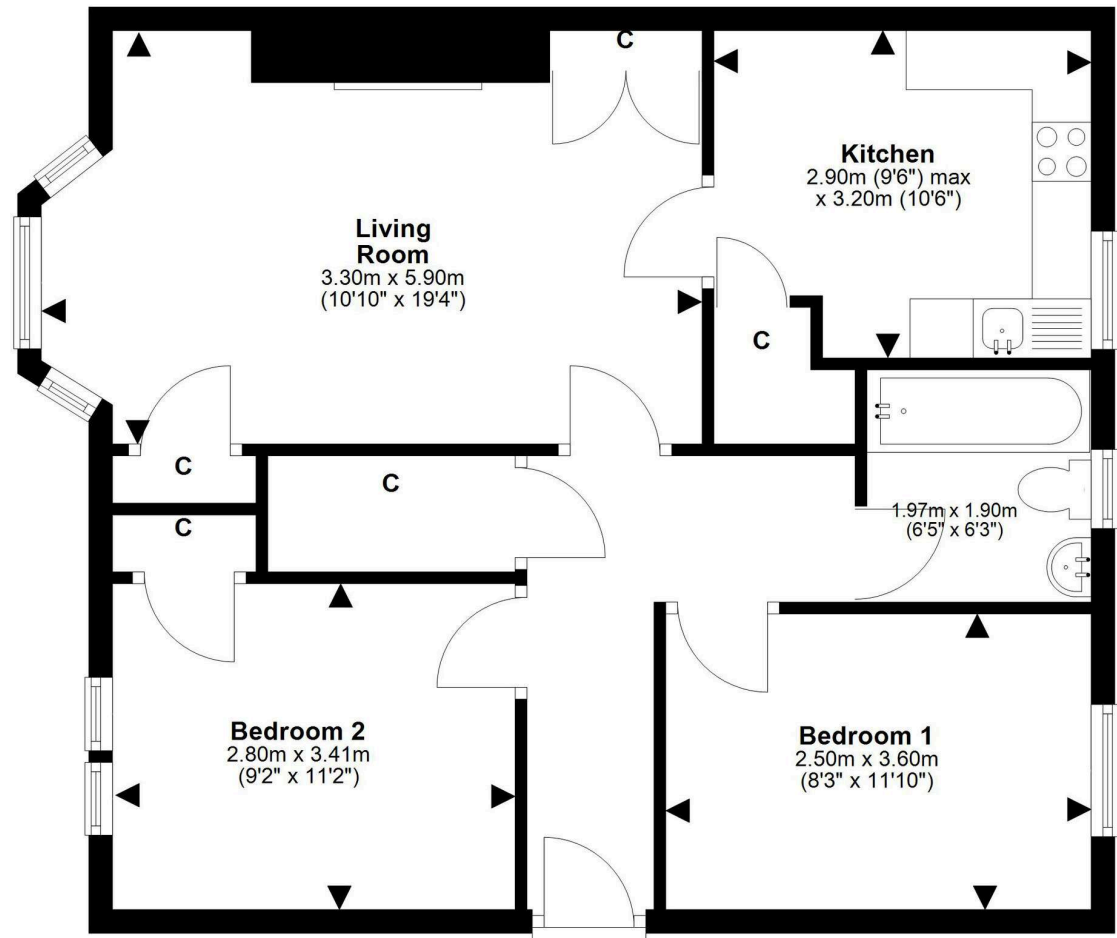




Blackford is a much sought after area in south Edinburgh which includes Blackford Hill, one of the "Seven Hills of Edinburgh", home to the City's famous astronomical observatory. The area is well served by a good range of local amenities including well reputed schools, shops and recreational facilities. 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. Pleasant walks can be taken at the nearby Blackford Hill and Hermitage of Braid. The property is situated close to a number of University buildings and is convenient for anyone connected with the Royal Infirmary. An efficient public transport network operates to most parts of the town and surrounding areas and the City Bypass and main motorway networks are also within easy reach.







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.