


COULTERS<sup>©</sup>

# 16 (FLAT 8) QUEENS COURT

QUEENS ROAD, BLACKHALL, EDINBURGH, EH4 2BY

 1 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

16/8 Queens Court is a beautifully presented lower ground flat, forms part of the extremely engaging retirement development at Queens Court in Blackhall. This lovely home benefits from direct access to the patio and communal area beyond, tucked away to the rear of the development. The flat has been significantly upgraded to create a stylish modern bathroom and a practical shower room with easy to maintain splashboard. The delightful sitting room / dining room has soft, grey carpeting and is filled with light provided by window and patio door.

## KEY FEATURES



Beautifully presented, fully refurbished lower ground flat.



A large double bedroom with deep fitted wardrobes.



Attractive, well-maintained resident's grounds.



Resident's and visitor parking on site.



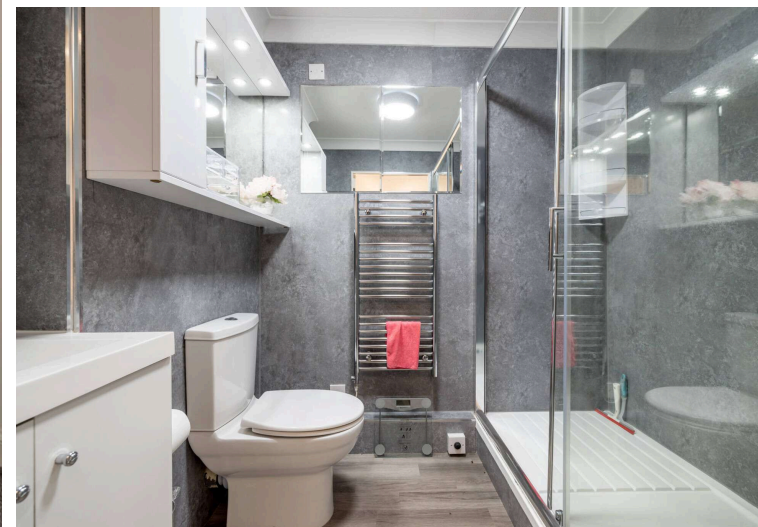
Situated in the sought after area of Blackhall.



Direct access to the grounds from the patio doors.







The kitchen also has views to the landscaped communal grounds, with sleek white wall and base mounted cabinetry with ample contrasting worktops. The integrated appliances comprise electric hob, oven, extractor hood, dishwasher and fridge/freezer. The spacious double bedroom benefits from built in mirrored wardrobes providing additional storage in addition to the handy storage cupboard off the hall. The property is fitted with emergency pull cords in all rooms. A warden is on site from 8am – 3pm each day.

The property is located close to the laundry room and there is a lovely residents lounge for residents to congregate and/or relax, where social events in the development have been held. Residents and visitor parking is available on site.



## THE LOCAL AREA

The highly desirable residential neighbourhood of Blackhall is located to the north-west of Edinburgh's City Centre, close to the beautiful open spaces of Corstorphine Hill, Cramond Beach and numerous popular golf courses. For everyday shopping needs, there are a variety of shops on Hillhouse Road and Craighleith Retail Park offers a Sainsbury's and Marks and Spencer. Nearby Comely Bank and Stockbridge have a wide selection of cafe, bars, restaurants and independent shops. The area benefits from a wide selection of bus links into the City Centre and also offers quick road access to Edinburgh International Airport, the Queensferry Crossing and the M8.

## EXTRAS

All blinds, light fittings, fitted flooring, integrated appliances and microwave are included in the sale price. Some additional items of furniture are available by separate negotiation. The factors are Trinity Factors, with a monthly factoring fee is approximately £120 which includes buildings insurance.

## GET IN TOUCH



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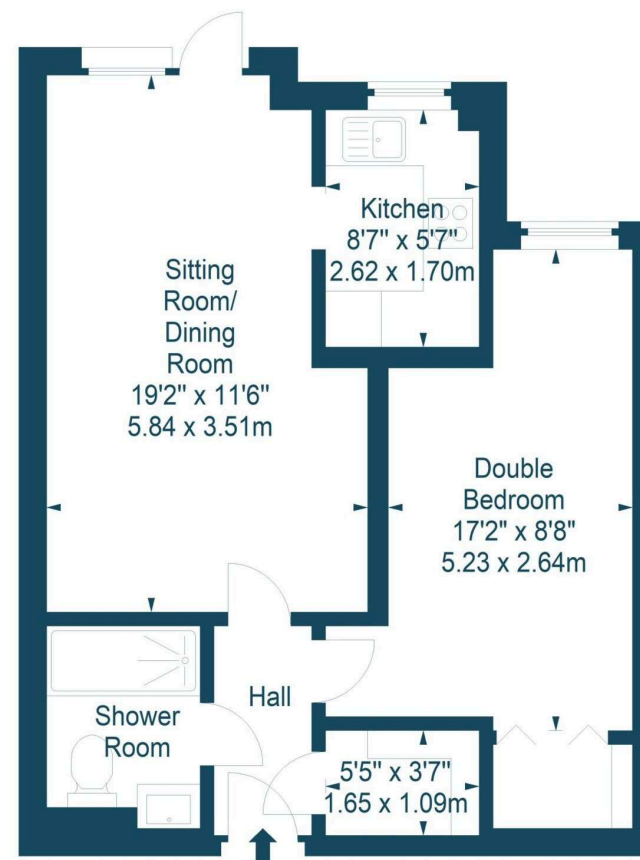


[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

### Queen's Court, EH4 2BY



Approx. Gross Internal Area  
526 Sq Ft - 48.87 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Lower Ground Floor

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.