



COULTERS[©]

27 BLACKFORD ROAD

GRANGE, EDINBURGH, EH9 2DT

 4 BED  4 BATH  4 PUBLIC



TAKE A LOOK INSIDE

27 Blackford Road is a substantial and highly distinctive maindoor garden flat forming the entire lower level of a handsome detached Victorian house, dating back to circa 1875. Set within exquisite south-facing grounds in the heart of the Grange, this four-bedroom home offers over 3,000 sq ft of extremely versatile accommodation. The property holds exceptional potential and offers a rare combination of scale, privacy and flexibility, all within walking distance of wonderful green spaces, well-regarded local schools and excellent transport links to the city centre and beyond.

KEY FEATURES



Maindoor garden flat in the highly sought after Grange.



Versatile layout with four double bedrooms.



Beautiful private gardens.



Double garage and driveway.



Modern studio space and office.



Universities and excellent schools close by.



EPC Rating - D

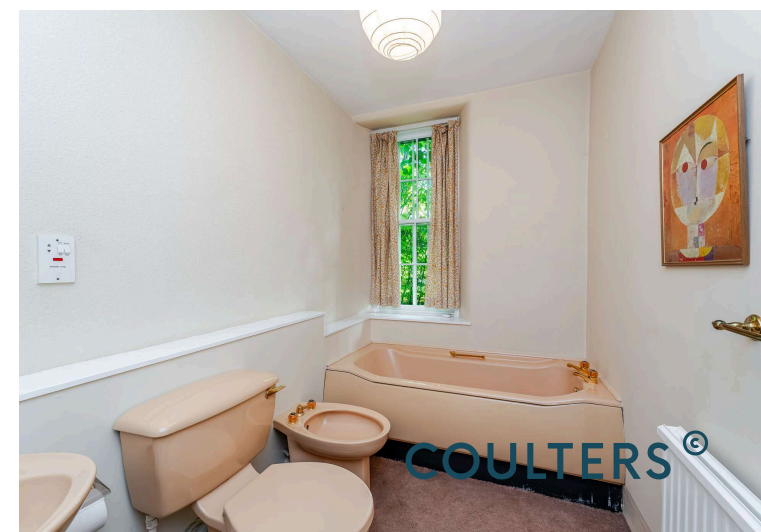


Council Tax Band - H



The property is accessed via its own front door into a wide and welcoming hallway with superb storage. The elegant, south-facing sitting room provides a refined space to relax and is home to some beautiful period features including a bay window with working shutters, Edinburgh press, panelled doors with intricate mouldings above, and a fireplace. Connecting to the sitting room is the sun-drenched garden room, with bi-fold doors opening onto the patio and productive grapevines trailing across the ceiling—creating a unique and serene connection between indoors and out.

The kitchen/dining room is well-designed with ample worktop and cabinet space along with a fantastic pantry cupboard. There is also a handy laundry room just off the hall.





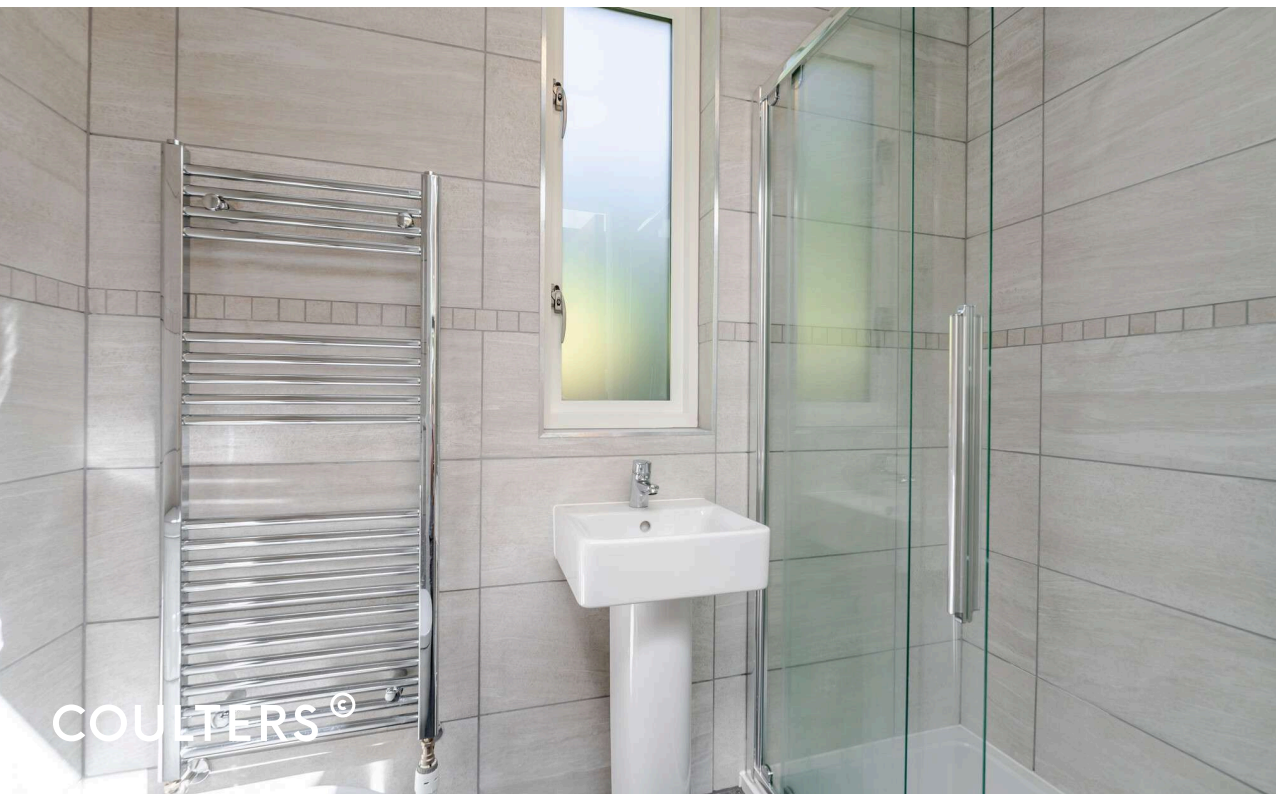
MORE INFORMATION

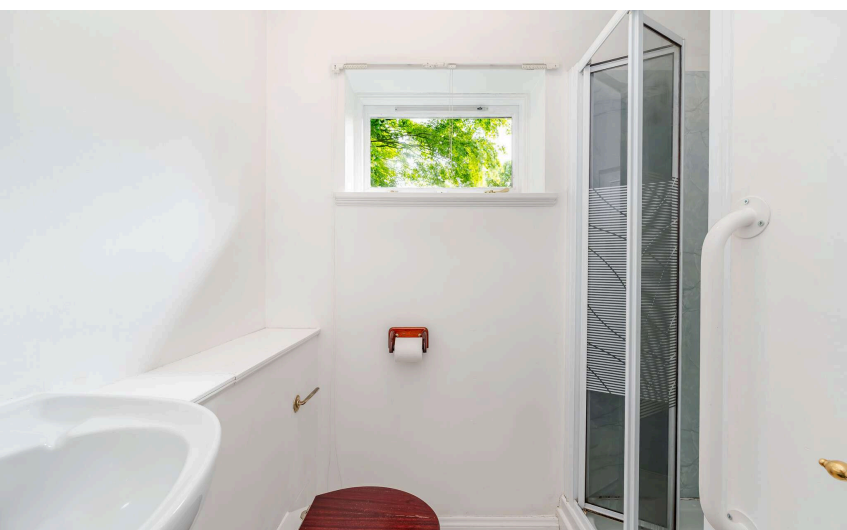
A relatively recent addition to the property is the large, modern studio. It connects off both the sitting room and kitchen but also boasts sliding doors to the garden and its own front entrance offering endless possibilities, whether as a private home office, artist's workspace or self-contained guest suite. It benefits from a stylish shower room as well as excellent lighting and wall-hung basin - perfect for artists. Further to the studio, there is also an additional space, most recently used as a home office, that is currently fitted with a basic kitchen but offers great potential for renovating to the needs of the purchaser.

All four bedrooms are spacious double rooms each with their own style and character. Two further shower rooms and a family bathroom serve the property.

The gardens are truly exceptional-south-facing and beautifully maintained, with an neatly manicured lawn, paved dining terrace, rose garden, rhododendrons, fruit patch and mature planting, offering a private oasis in the city. A double garage, complete with power, light and electric door, is accessed directly from the garden and provides secure parking and storage. Further off-street parking is available on the gated drive.

The property is fitted with gas central heating and a mix of window styles.







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THE LOCAL AREA

The Grange is a highly desirable, peaceful neighbourhood and Conservation Area located just under two miles south of Edinburgh City Centre. Close to Blackford Hill, The Hermitage of Braid and The Meadows, the area offers some fantastic green open spaces for recreational activities. The Royal Commonwealth Pool with gym and fitness classes and Warrender Baths are both nearby.

Blackford Avenue has a post office and convenience store suitable for everyday needs whilst bustling bars, restaurants and cafes can be found in nearby Marchmont and Morningside. Morningside also has a Waitrose supermarket and Marks and Spencer Simply Food. For larger shopping requirements, Cameron Toll Shopping Centre houses a Sainsbury's and an Aldi.

Local schooling includes the well regarded James Gillespie's Primary and High School, with private options such as George Watson's College and Merchiston Castle within easy reach. Edinburgh University's main campus and Kings Building are conveniently located within walking distance. Regular bus services takes you into the City Centre, and the City Bypass and Edinburgh Airport are both easily accessible.

EXTRAS

All blinds, curtains, light fittings, fitted floor coverings and white goods are included in the sale price. Other items may be available via separate negotiation.

HOME REPORT VALUATION: £1,100,000





27 BLACKFORD ROAD, EDINBURGH, EH9 2DT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3,070 SQ FT / 285 SQ M
 GARAGE 274 SQ FT / 25.4 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.