



62/2 Blackford Avenue
BLACKFORD | EDINBURGH | EH9 3ER


warners
solicitors & estate agents



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Set in the heart of Blackford, moments from excellent amenities, Blackford Hill and a myriad of university buildings is this spacious first floor three-bedroom apartment retaining some lovely period features and forming part of a traditional tenement in a sought after, high amenity area. This lovely home is presented in excellent decorative order throughout having been fully renovated by the present owner and offers spacious accommodation making an ideal buy for a small family or a couple looking for more space. The living room is bright and spacious and features an Edinburgh press, attractive fireplace, Bay window and benefits from traditional cornicing. At the front of the property is the newly fitted stylish dining kitchen. The kitchen currently comprises a six-ring gas hob, oven and fan, fridge/freezer, dining area, Belfast sink, washing machine and also benefits from attractive twin windows and a window seat. There are three well-proportioned bedrooms, with the master benefitting from a walk-in wardrobe and completing the accommodation is the bathroom with shower over the bath. The property also benefits from built in Nest remote heating system, a shared garden and unrestricted on street parking. Early viewing is highly recommended!

- Entrance Hall
- Bright and spacious living room with Bay window
- Kitchen/dining room with dining area and window seat
- Three well-proportioned bedrooms
- Master bedroom with walk in wardrobe
- Bathroom with shower over the bath
- Gas central heating
- Shared Garden
- Unrestricted On Street parking
- Excellent local amenities close at hand

Energy Rating C. Council Tax band E.

Included in the sale will be all curtains and blinds, cooker, washing machine, office desk, Philips Hue lighting and the Nest thermostat.

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



Blackford is a sought after district lying south of Edinburgh city centre, offering a number of local amenities for everyday needs including a nearby Post Office, convenience store, and with a vibrant atmosphere of bars, restaurants, and cafes in neighbouring Morningside, Marchmont and Newington. The popular Cameron Toll Shopping Centre lies a short distance from the property and offers a selection of high-street shops and a Sainsbury's superstore. 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 including James Gillespie's Primary and Secondary Schools. 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.



