



124 Charterhall Road, EDINBURGH, EH9 3HW

Traditional Victorian style stone-built two-bedroom lower villa with private entrance and gardens, enviably located within the highly desirable Blackford district of Edinburgh, perfectly positioned for the excellent amenities of neighbouring Newington and Morningside. The property further benefits from superb public transport connections, including a variety of frequent bus services, and retains an abundance of fine period features complemented by gas central heating and double glazing throughout.

The accommodation comprises:

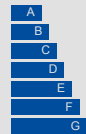
- Vestibule
- Welcoming entrance hall
- Generously proportioned bay-windowed sitting room featuring ornate cornicing, picture rail, Edinburgh press and decorative fireplace
- Front-facing principal double bedroom with decorative fireplace and Edinburgh press
- Second well-proportioned double bedroom
- Stylish contemporary shower room comprising WC, wash hand basin set within a vanity unit, modern wall panelling and large shower enclosure
- Spacious dining/family room featuring a traditional Edinburgh press and decorative fireplace with solid oak surround
- Fitted kitchen with a range of oak-style units, marble-effect laminate worktops and integrated appliances including gas hob with extractor hood, single electric oven, washing machine and fridge freezer
- Direct access to the private rear garden



VIEWING DETAILS

Please call DMD Law 0131 316 4666
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Location

Blackford is one of south Edinburgh's most sought-after residential districts, ideally situated between Newington, Morningside and The Grange. Renowned for its attractive character and excellent local amenities, the area offers an outstanding selection of schooling, independent shops and everyday conveniences.

The neighbouring districts of Newington and Morningside provide a wider array of boutique retailers, cafés, bars and restaurants, while the open green spaces of Blackford Hill and the Hermitage of Braid offer delightful opportunities for walking and recreation. A number of well-regarded golf courses are located nearby, including Craigmillar Park, Mortonhall, The Braids and Prestonfield, with the Royal Commonwealth Pool also within easy reach.

The area is exceptionally well connected, with frequent bus services providing swift access to Edinburgh City Centre and surrounding districts. The property is also conveniently positioned for both the University of Edinburgh and Edinburgh Napier University.

Extras and Disclaimer

All fitted floor coverings, blinds, curtains, kitchen appliances and light fittings are included in the sale. The fireplaces are decorative and not currently in use.

Council Tax - Band E





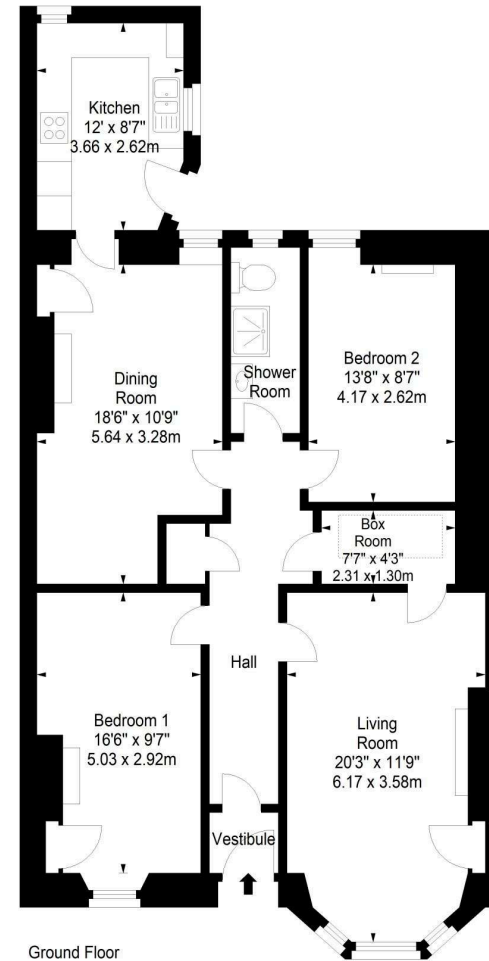




Charterhall Road,
Edinburgh,
Midlothian, EH9 3HW



Approx. Gross Internal Area
1034 Sq Ft - 96.06 Sq M
For identification only. Not to scale.
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DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035
E: property@dmdpartnership.co.uk
T: 0131 316 4666

www.dmdlaw.co.uk

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