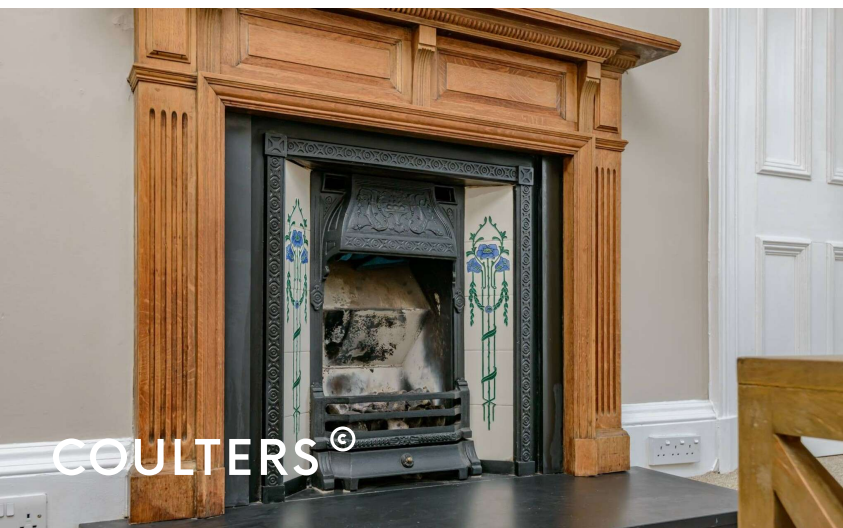


COULTERS[©]

68 (2F2) BLACKFORD AVENUE

BLACKFORD, EDINBURGH, EH9 3ER

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Forming part of a traditional Victorian tenement and situated in a highly desirable area, 68 Blackford Avenue is an extremely bright and generously proportioned two-bedroom second floor flat.

The property is ideally positioned for excellent local schooling, the University of Edinburgh's King's Buildings, and beautiful green spaces, including Blackford Hill and The Hermitage of Braid.

The flat is accessed via a shared entrance with secure door entry phone system. The entrance and stair are kept extremely neat and tidy as the residents pay for a regular clean.

The immaculately presented accommodation, which offers attractive period features throughout, comprises - wide central hallway with shelved storage cupboard; sitting room with fireplace, Edinburgh press and a lovely open aspect towards Reid Memorial Church from the bay window; spacious kitchen/dining room with enough space for a table and a sofa; two large double bedrooms; a useful boxroom which has a connecting door to double bedroom 1; and a bathroom. The Royal Observatory at the top of Blackford Hill can be seen from the rear windows.

KEY FEATURES



Beautifully bright and well-proportioned second floor flat.



Bay windowed sitting room and large kitchen/dining room.



Unrestricted on-street parking.



EPC Rating - D



Two generous double bedrooms.



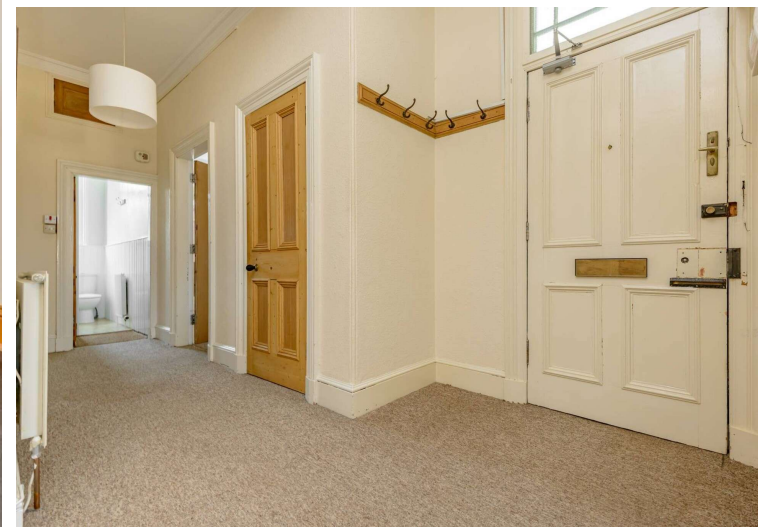
Well-maintained shared rear garden.



Fantastic location near to Kings Buildings and Blackford Hill.



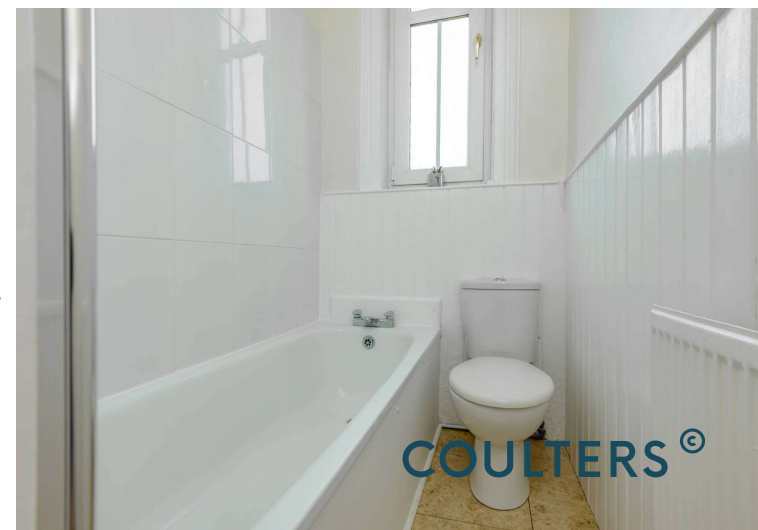
Council Tax Band - E

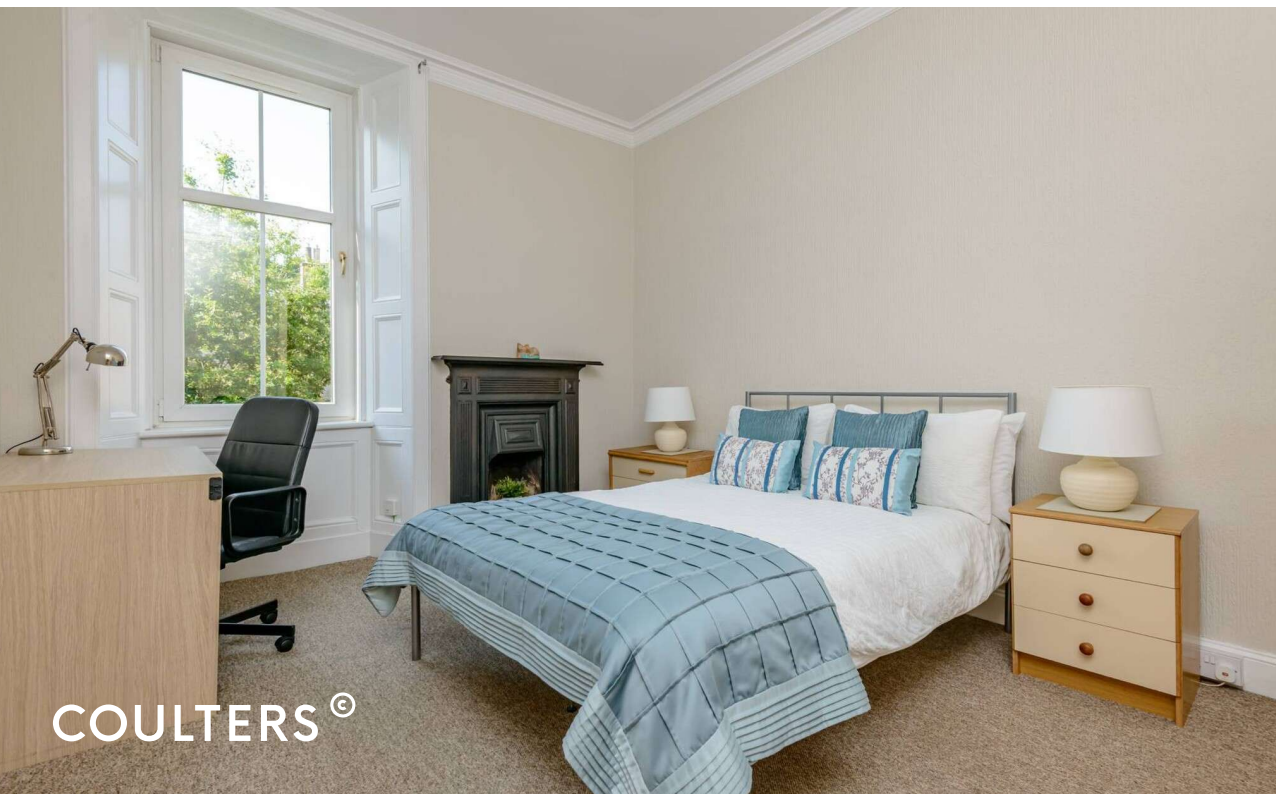


To the rear of the building, accessed via the communal stair, is a lovely shared garden which is south facing and therefore enjoys the sunshine during the day. The garden is well looked after by the residents of the building.

Unrestricted on-street parking is available to the front of the property.

The property currently holds an HMO for 3 people as the large kitchen/dining room has space for a sofa and the sitting room can be used as a third bedroom. As part of the HMO licence requirements, a few of the doors have been changed for fire regulations. The original doors are in the boxroom and can be replaced if the HMO is not renewed.





THE LOCAL AREA

Blackford is a highly sought-after residential area, offering a tranquil setting with easy access to the city centre. Excellent local amenities include a variety of shops, cafes, and restaurants, while nearby Cameron Toll Shopping Centre provides larger retail options.

For outdoor enthusiasts, Blackford Hill and the Hermitage of Braid offer fantastic green spaces for walking, running, and cycling. Golfers can enjoy nearby Craigmillar Park Golf Club. The property is also close to the University of Edinburgh's King's Buildings and the Royal Infirmary.

Blackford is well-served by outstanding transport links, with regular bus services providing swift connections to the city centre and beyond. The City Bypass is a few miles to the south, ensuring convenient travel to Edinburgh Airport and the wider motorway network.

The property falls within the catchment for Sciennes Primary School and James Gillespie's High School, both highly regarded. For private education, George Watson's College and George Heriot's School are within easy reach.

EXTRAS

All fitted floor coverings, blinds and light fittings are included in the sale price as are the kitchen appliances.

Heating and hot water are provided by a gas central heating system powered by a combi boiler and double glazing is fitted throughout.

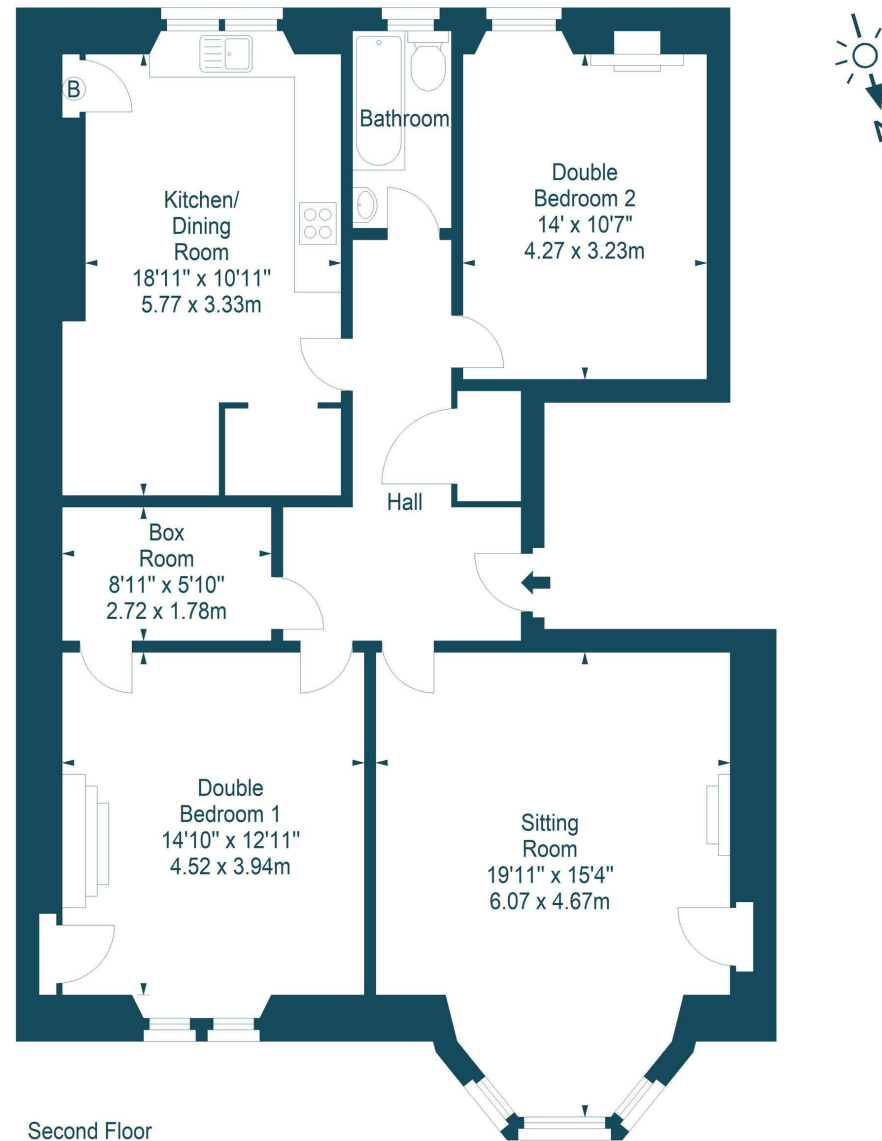
HOME REPORT VALUATION: £380,000



**Blackford Avenue,
Edinburgh,
Midlothian, EH9 3ER**



Approx. Gross Internal Area
1113 Sq Ft - 103.40 Sq M
For identification only. Not to scale.
© SquareFoot 2026



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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.