



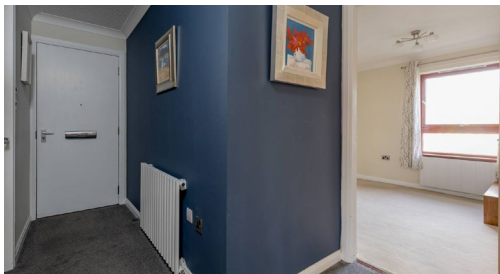
39/9 Blackford Avenue,
Blackford Grange, Blackford, Edinburgh, EH9 3HN

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Stairs & lift to upper levels.
- Reception hall with excellent walk-in storage cupboard.
- Attractive living room/dining room with feature fireplace.
- Modern fitted kitchen with appliances.
- Two double bedrooms with built-in mirrored wardrobes.
- Contemporary fitted shower room.
- Electric heating.
- Double glazing.
- Well maintained communal grounds with sunny seating area.
- Residents parking.
- Visitors parking.
- House manager.
- 24-hour careline system.
- Communal lounge, WC & kitchen at building entry level.



GENERAL DESCRIPTION

A first floor flat part of the sought after retirement development in the highly desirable Blackford district of the city, perfectly positioned for access to a wide range of local amenities and a short journey to the south of Edinburgh City Centre. The property is ideal for somebody downsizing looking to stay within the area and a vibrant development for residents. Brought to the market in move-in condition.

FACTOR NOTE:

The development is factored by Trinity Factors with an approximate charge of £2,000 - £2,500 per annum. This covers the maintenance of all the communal areas, the blocks building insurance, 24 hour careline system and house manager. Please note single occupants must be aged 60 and in the case of a couple, one person must be at least 60 while the other 55 years of age. 1% of the purchase price is payable by the buyer to Trinity Factors to go towards a communal repair slush fund.

The building occupants convene a regular committee, organising optional social events and gatherings in the communal lounge area.

LOCATION

Blackford is a sought after area to the south of the city, well served by local bus routes. There are great links to Morningside, the Grange and Marchmont with their excellent range of supermarkets, independent shops, coffee shops, restaurants, bars and speciality food stores. Cameron Toll Shopping Centre is also a short drive away. There is also a wide range of local amenities available, including a post office and Avenue Store within 100m, Newington library, the popular Dominion Cinema, Churchill Theatre, together with leisure and golf (Craigmillar Park Golf Club) facilities, barbers, and the Reid Memorial Church is across the road. The flat is also well-placed for lots of walks and open spaces include Blackford Hill & Pond and The Hermitage. There is easy access both into town via the numerous bus services and out of town to the city by-pass and beyond.

COUNCIL TAX BAND

E.

TRAIN STATION

APPROXIMATELY 2.1 MILES TO EDINBURGH WAVERLEY TRAIN STATION.

AIRPORT

APPROXIMATELY 11.8 MILES TO EDINBURGH AIRPORT.

BUSES

WITHIN 50 METRES.

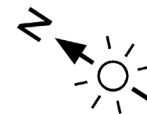
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES, AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, MICROWAVE, COOKER HOOD, FRIDGE/FREEZER, FREESTANDING AUTOMATIC WASHING MACHINE AND DISHWASHER. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



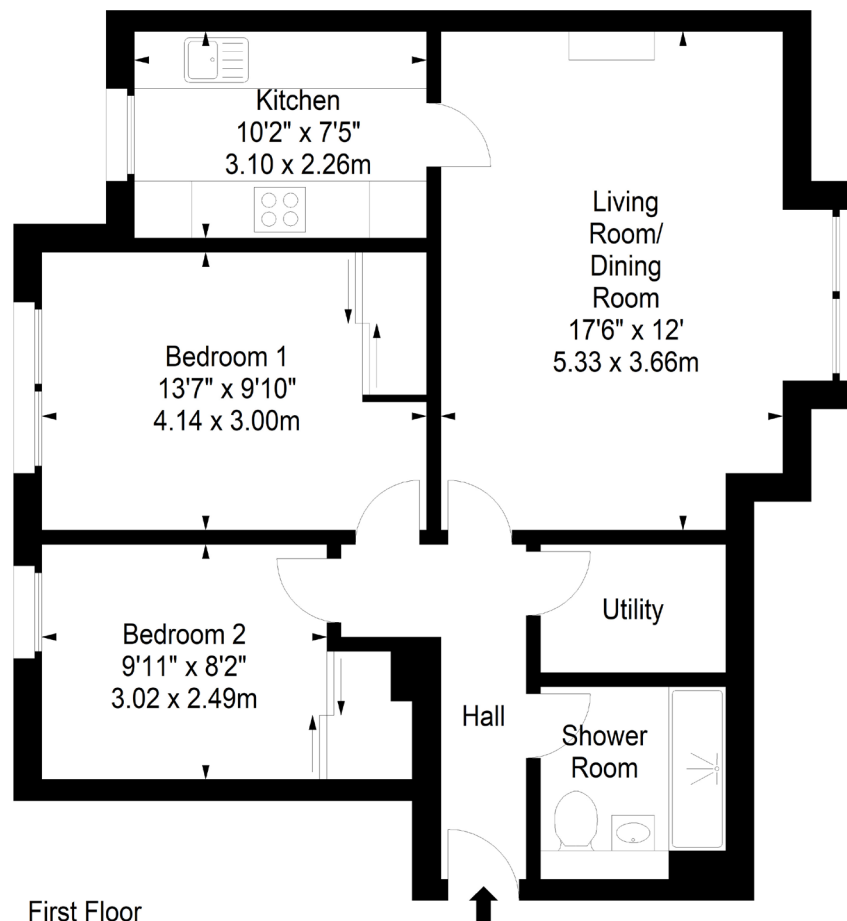
**Blackford Avenue,
Edinburgh,
Midlothian, EH9 3HN**



Approx. Gross Internal Area
681 Sq Ft - 63.26 Sq M
For identification only. Not to scale.
© SquareFoot 2026



**ENERGY PERFORMANCE
CERTIFICATE RATING D**



First Floor

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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.