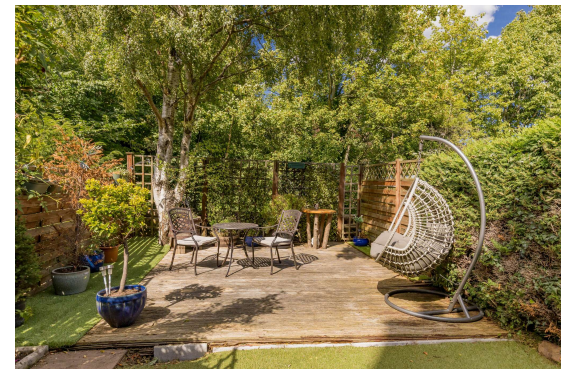




17 Charterhall Road
Edinburgh, EH9 3HS

A

"An exceptional main door 4 bed upper villa situated in a highly regarded residential area"

- ENTRANCE VESTIBULE
- STAIRWELL
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE FRONT & REAR GARDENS









LOCATION

Blackford is a sought after area to the south of the city. 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 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 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

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



DESCRIPTION

An exceptional main door 4 bed upper villa situated in a highly regarded residential area adjacent to Blackford Hill and close to excellent amenities and transport links, this property makes for an ideal family home.

The property is accessed via a ground floor entrance hall with a broad stair case rising to the upper hall. The living room is a superb south facing reception room with a feature fire place and ornate cornicing; dining room to the rear has a feature fire place and adjoining this room there is a well designed kitchen. In addition there are four well proportioned double bedrooms and a spacious bathroom with electric shower over bath. At the lower ground level there is an extensive storage area which in turn gives access to an enclosed private rear garden. To the front of the property there is a further area of private garden and on street parking.

Further benefits include gas central heating and double glazing.

EPC RATING

The energy efficiency rating for this property is band C.





Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



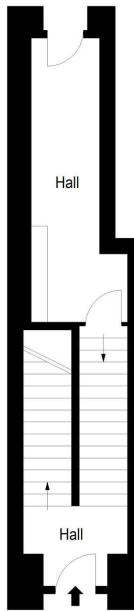
Charterhall Road,
Edinburgh,
Midlothian, EH9 3HS



Approx. Gross Internal Area
1529 Sq Ft - 142.04 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Lower Ground
Floor
Entrance



Ground
Floor
Entrance



First Floor

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ēspc

zoopla

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