



Immaculate

One bedroom, ground floor flat



This immaculate, one bedroom, ground floor flat is situated in a peaceful and leafy development in the sought after Blackhall area of Edinburgh, ideally located for local amenities and good transport links. The flat is beautifully presented throughout with feature walls, attractive décor, offering buyers a property in true walk-in condition. The accommodation consists of a communal entrance stair, a hallway with storage, a lovely, light filled lounge, with twin windows overlooking the leafy communal grounds, and leads seamlessly throughout to the dining kitchen. The dining area has plenty of space for a table and chairs and the kitchen area has a good range of white modern units and appliances. The double bedroom has a stunning panelled wall and fitted wardrobes, again with a garden outlook. There is a smart bathroom, with storage. The communal grounds are particularly nice, with mature trees, shrubs, and grass areas. There is a single garage and residents parking.

Key Features

Communal entrance with entry phone system

Hall

Lounge

Dining kitchen

Double bedroom

Bathroom

Gas central heating

Double glazing

Single garage

Residents parking

Communal garden

Hillpark Village Association - approx. £127.60 per annum



Blackhall

Blackhall is a desirable residential area located close to Edinburgh's West End and the city centre. There is local shopping throughout, whilst supermarkets can be found on Ferry Road, Comely Bank and at Craighleith Retail Park. Nearby Stockbridge also provides a range of quality independent retailers including butchers, fishmongers, cafes, restaurants, and bars. There are highly-regarded schools in the vicinity in both state and private sectors, including Fettes College, Stewart's Melville College, The Edinburgh Academy, St George's, Mary Erskine's, and Flora Stevenson schools. Leisure opportunities nearby include walks along the Water of Leith, Inverleith Park, Cramond Shore, The Royal Botanic Gardens, and Murrayfield and Ravelston golf courses. Regular bus services are available throughout.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, microwave, dishwasher are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

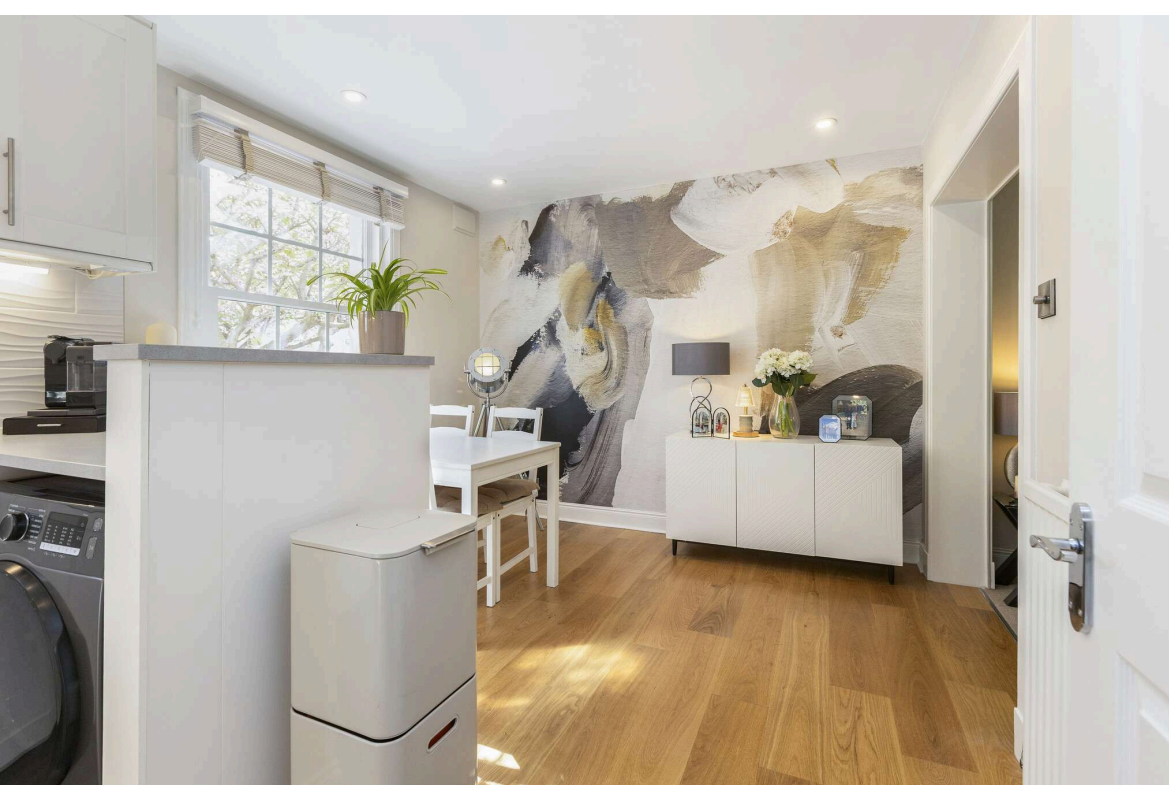
£230,000

EPC Rating

C

Tenure

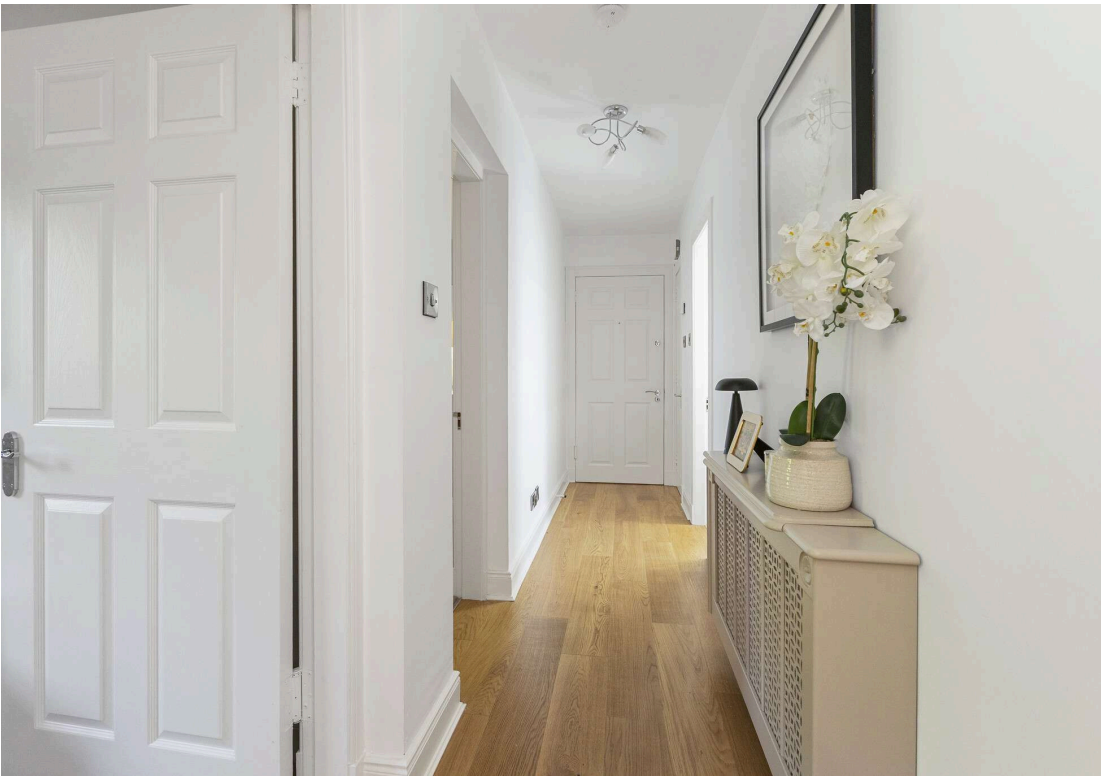
Freehold

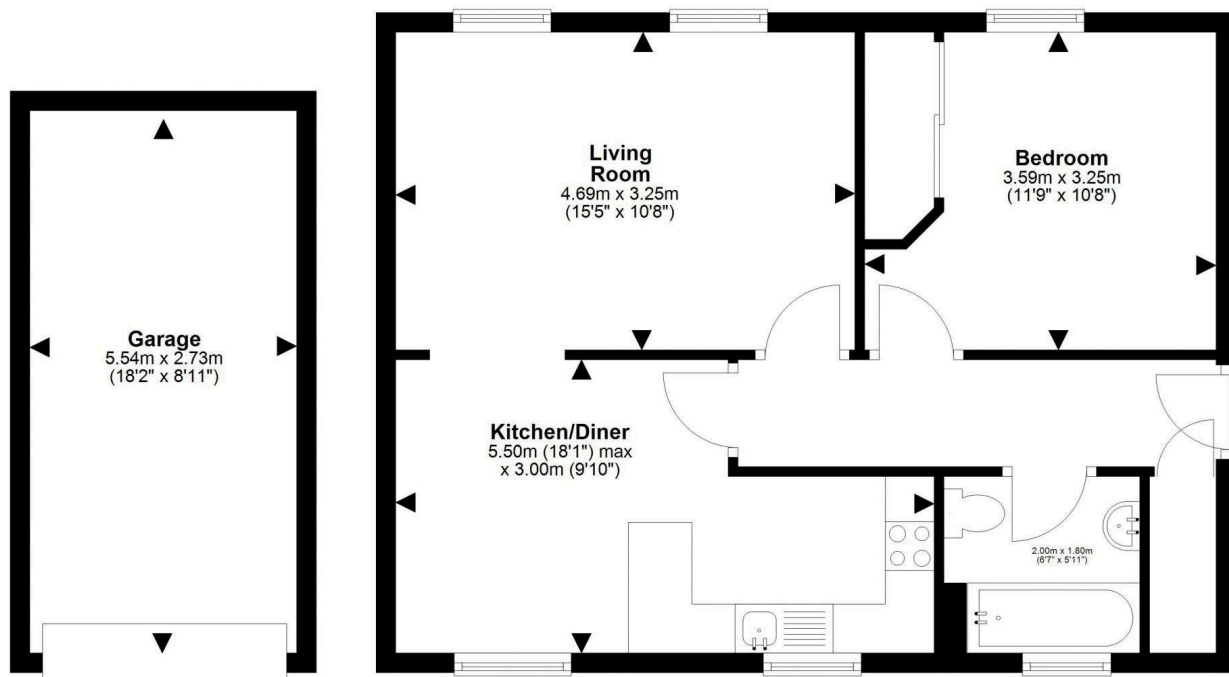




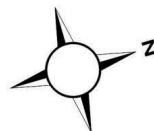








This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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