

Jardine Phillips
Solicitors • Estate Agents

BLACKFORD

22 WEST MAINS ROAD
EH9 3BG



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EPC RATING: D

OFFERS OVER £450,000

PROPERTY DESCRIPTION

- Vestibule leading to a hall with storage cupboard, stairs to the upper level with access to the floored & insulated attic space (potential to extend subject to the usual consents)
- Bright & sunny bay windowed living room with feature fireplace and tongue & grooved wall panelling
- Archway/door to the dining room with views over the garden (currently used as a downstairs bedroom)
- Good sized kitchen/breakfast room with range of units & appliances and access to the rear garden
- Principal bedroom with wide range of fitted wardrobes
- Two further double bedrooms
- Modern shower room with walk in electric shower, vanity sink unit & wc
- Gas central heating from a combi boiler located in the hall cupboard
- Upvc framed double glazed windows
- Front garden with patio, small lawn, trees & hedging and large rear garden with paved patio, large lawned area, hedging, summer house & shed
- Detached single garage with off street parking for a number of cars together with free on street parking



VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





THREE BED SEMI DETACHED HOUSE WITH GARAGE IN WELL RENOWNED SCHOOL CATCHMENT - NOW REQUIRING UPDATING

Located in the very popular area of Blackford is this great property which is ripe for refurbishment to turn it into a wonderful family home. It has spacious accommodation comprising two good sized reception rooms, a kitchen/breakfast room, three double bedrooms, a modern shower room, gardens front & rear and a handy garage. Located next to Edinburgh University's King's Buildings with good bus links into the city centre and to nearby Morningside, Marchmont or Newington for shopping & leisure facilities. There are excellent wide-open spaces on your doorstep together with great golf courses and outstanding views of Arthur's Seat.

AREA

Blackford is a very popular area in the south of the city with great links to Morningside, the Grange, Marchmont and Newington with their excellent range of supermarkets, speciality food stores, independent shops, coffee shops, bars and restaurants. Cameron Toll shopping centre is also a short drive away. The house is in the catchment for excellent schools including Sciennes and St Peter's RC Primary Schools and James Gillespie High School. There are a wide range of amenities available nearby including a library in Morningside, the very popular Dominion Cinema & Church Hill Theatre and a wide range of leisure facilities at the Royal Commonwealth Pool & Warrender. The property is also well placed for lots of walks and open spaces including Blackford Hill & Pond and the Braid Hills, together with a good range of golf courses. Edinburgh University and the Kings Building Campus are both close by and

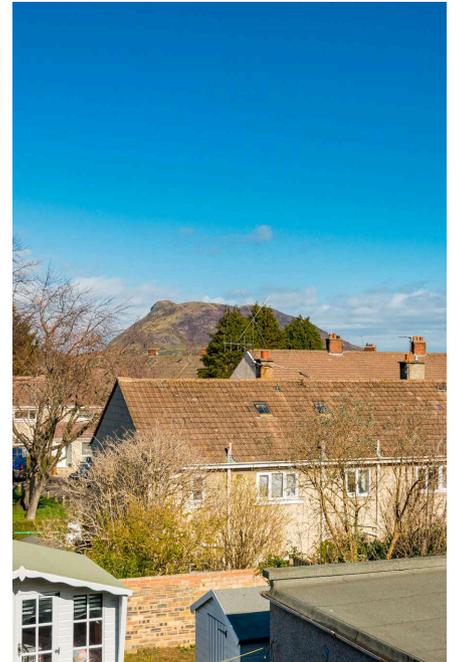
there is easy access into town via the numerous bus services and out of town to the city bypass and beyond.

EXTRAS

The blinds/curtains, light fittings, freestanding cooker, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£470,000

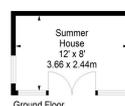
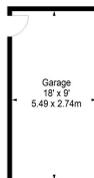


Living room	14'3 x 12'3 (4.34 x 3.73m)
Dining room	11'5 x 9'11 (3.48 x 3.02m)
Kitchen/breakfast room	12'1 x 9'10 (3.68 x 3.00m)
Bedroom 1	14'1 x 9'8 (4.29 x 2.95m)
Bedroom 2	12'5 x 10' (3.78 x 3.05m)
Bedroom 3	9'10 x 9' (3.00 x 2.74m)
Garage	18' x 9' (5.49 x 2.74m)

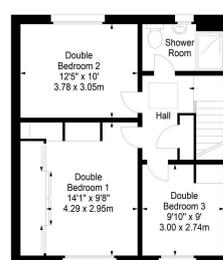
West Mains Road,
Edinburgh,
Midlothian, EH9 3BG



Approx. Gross Internal Area
1086 Sq Ft - 100.89 Sq M
Summer House & Garage
Approx. Gross Internal Area
258 Sq Ft - 23.97 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

