



3 MAURICE PLACE

Blackford, Edinburgh, EH9 3EP



1

Public Room



2

Bedrooms



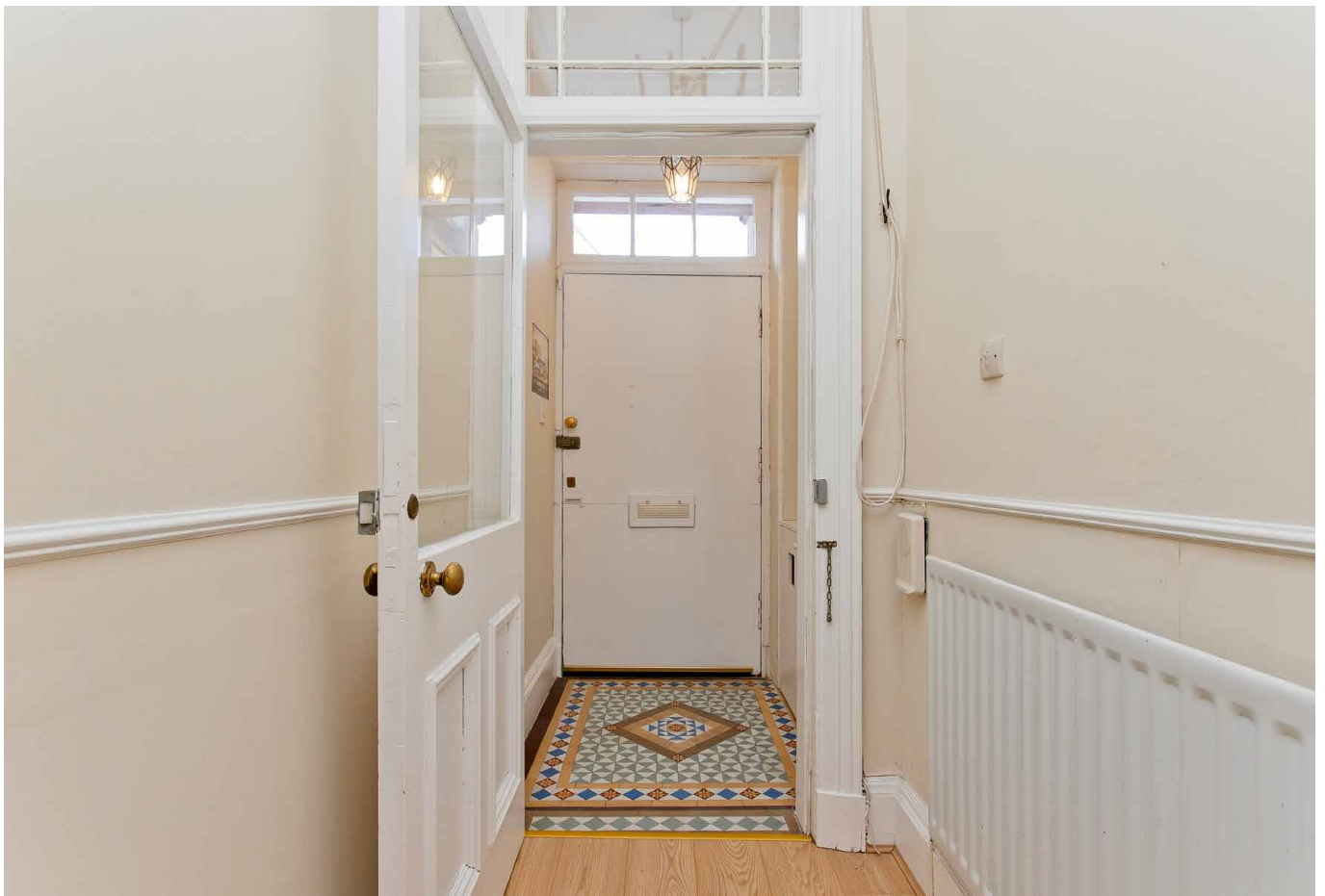
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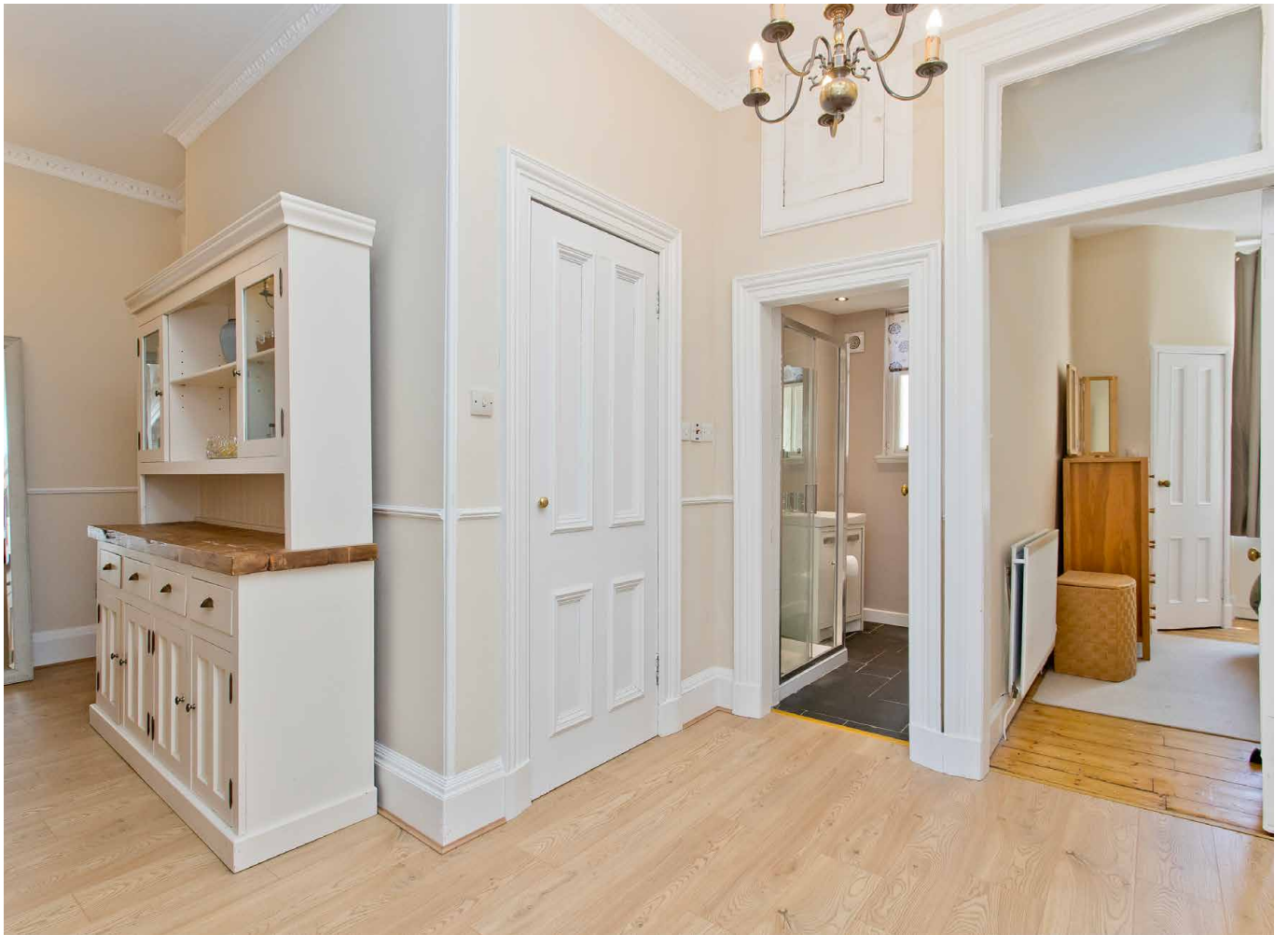
Bathroom



3 MAURICE PLACE

located in highly desirable Blackford, close to its beautiful nature reserve and within easy reach of the city centre, this spacious two-bedroom, main-door tenement flat combines bright neutral interiors with elegant period character. The accommodation features a bay-fronted living and dining room with an Edinburgh press and living-flame fire, a classically styled contemporary kitchen, two double bedrooms with storage, and a modern shower room. One bedroom enjoys a peaceful rear aspect. A small private front garden and attractive shared rear garden complement the home, while unrestricted on-street parking provides additional convenience.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Spacious ground-floor tenement flat in highly desirable Blackford
- Near Blackford Hill Nature Reserve, with easy access to the city centre
- Bright neutral interiors enhanced by elegant period features
- Main-door entrance, vestibule, and reception hall with storage
- Characterful bay-fronted living and dining room
- Edinburgh press and living-flame fire in the reception room
- Classically styled contemporary kitchen
- Two double bedrooms with storage, one rear-facing
- Bright modern shower room
- Small private front garden and attractive shared rear garden
- Unrestricted on-street parking





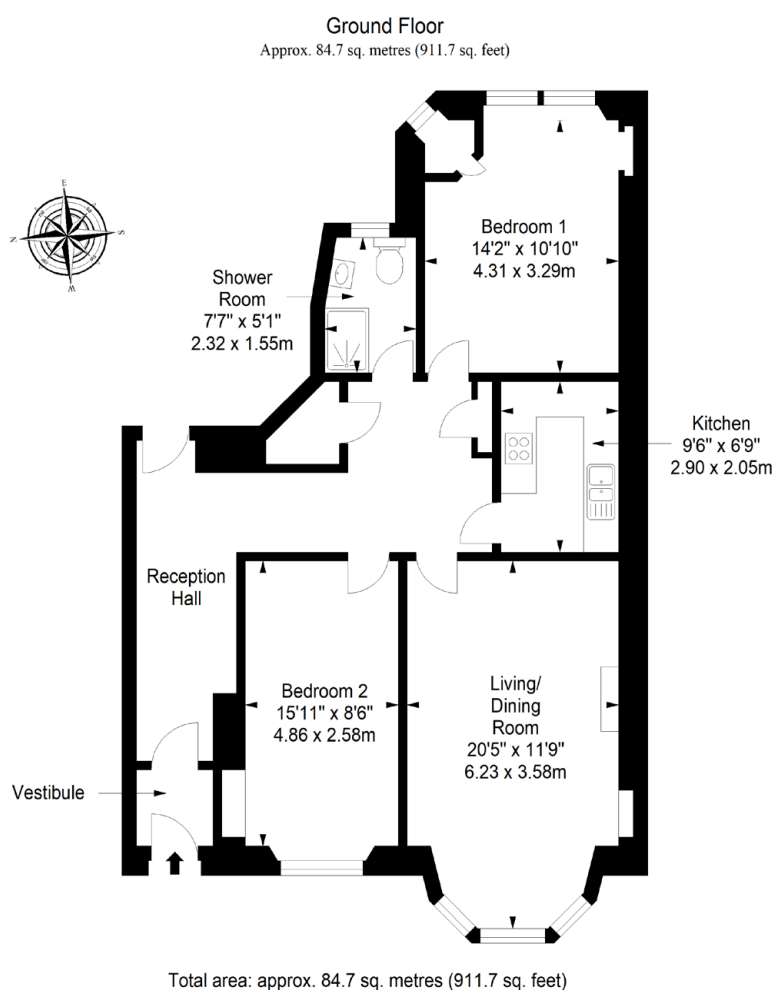


Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.



BLACKFORD

Nestled in a green valley against the backdrop of Blackford Hill Nature Reserve and the Grange Conservation Area, the small and exclusive district of Blackford offers one of the capital's most tranquil, yet convenient residential settings. This peaceful suburb is characterised by attractive period properties, mature garden grounds, and expansive green spaces. The city centre lies just over two miles away, with neighbouring Morningside, Cameron Toll, and nearby Bruntsfield providing an excellent selection of high-street retailers, cafés, restaurants, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, a library, and supermarkets including Waitrose and M&S. In addition to Blackford Hill and the Hermitage of Braid offering peaceful nature on the doorstep, Craigmillar Park Golf Club is within easy walking distance, and residents are also entitled to discounted membership at the University of Edinburgh's King's Buildings gym. Blackford enjoys convenient access to prestigious state and private schooling at both primary and secondary levels, with the city's leading universities also close by. The area is well served by day and night public transport, pedestrian walkways, and an extensive network of cycle paths.



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