



12 Keith Row
BLACKHALL | EDINBURGH | EH4 3NL


warners
solicitors & estate agents



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Warners are delighted to present to the market this seldom available traditional double upper Colony villa in the desirable Blackhall area of Edinburgh.

The property offers flexible accommodation to two bedrooms and boasts lovely views to the rear overlooking its own private garden, a well-tended communal drying green and the lawns of Blackhall Bowling Club. This lovely home is well presented with scope for the purchaser to put their own stamp on it, by way of some cosmetic upgrades. The property comprises on the lower floor of an entrance vestibule, dining-kitchen/family room fitted with floor and wall units and induction hob, electric oven, dishwasher, fridge and microwave oven, a shower room with mains shower cubicle and a front facing double bedroom.

Upstairs, the upper landing boasts good storage and the sitting room/bedroom two, is a spacious and bright rear facing room benefitting from the peaceful views. The property further benefits from electric heating, double glazing, and externally, a utility store housing a washing machine and freezer, private garden, a shared drying green and on street parking.

- Seldom available double upper Colony villa
- Sitting room/bedroom two with lovely views of the bowling green
- Dining/kitchen/family room
- Double bedroom
- Double glazing and electric heating
- Private garden
- On street parking
- Shared drying green

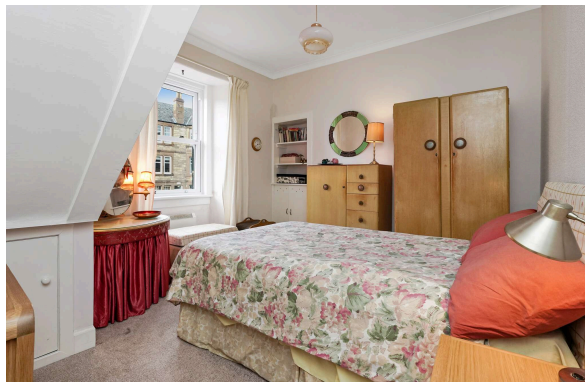
Energy Rating E, Council Tax B,

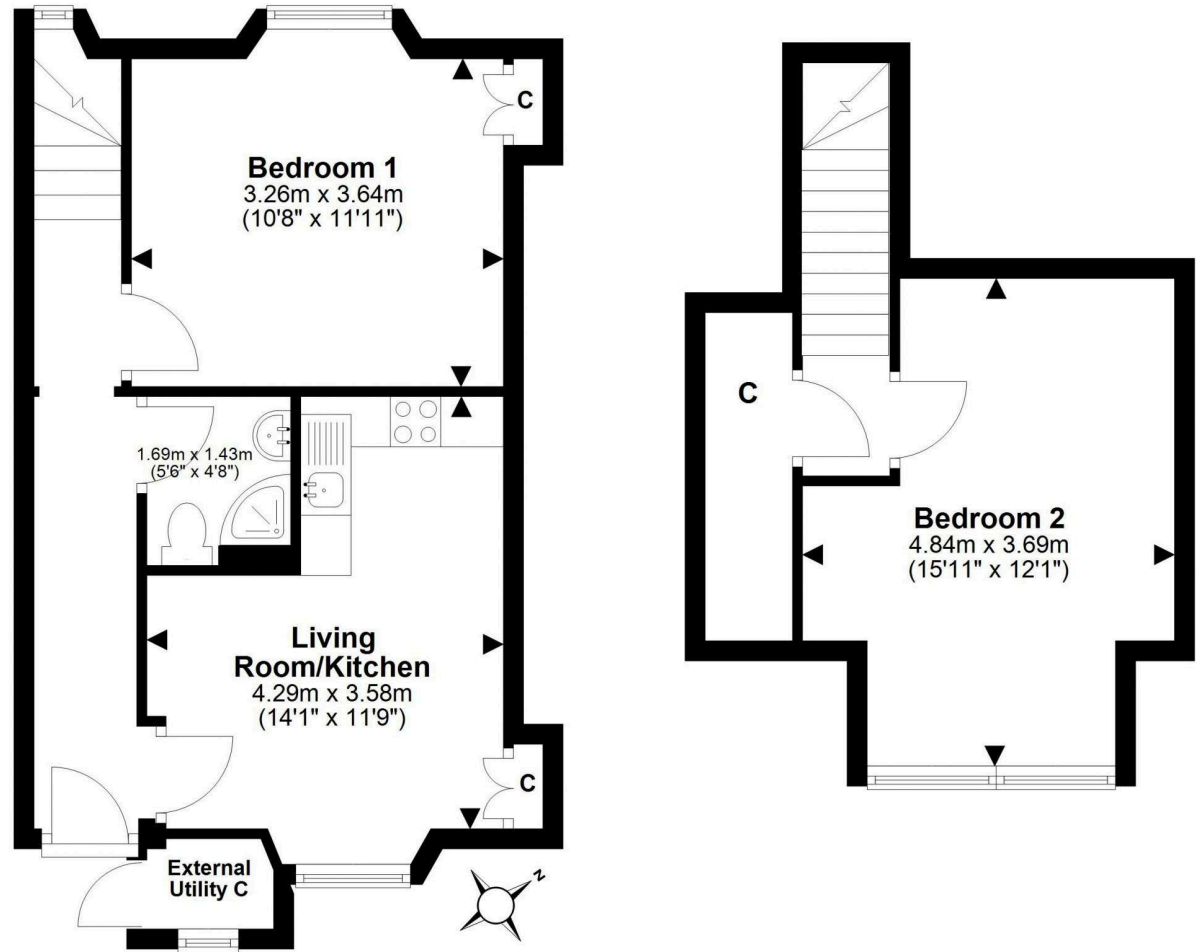
All fixtures, fittings Integrated appliances as well as the dishwasher, washing machine, fridge and freezer are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the desirable Blackhall area of Edinburgh, which lies just to the north west of the City Centre. The property is well placed to take advantage of an excellent range of shopping outlets in the vicinity, including the nearby Craigleith Retail Park, which includes a Sainsbury's Superstore and Davidsons' Mains Village. Recreational pursuits within easy reach include scenic walks on Corstorphine Hill and Cramond Beach, Edinburgh Zoo, Murrayfield Rugby Stadium and Ice Rink and a choice of golf courses. There are excellent schools in the vicinity both in the public and private sectors. The City Centre itself can be accessed in as little as ten minutes by car, depending upon traffic. An efficient public transport network operates to most parts of the town and surrounding areas. The property is conveniently placed for easy access to Edinburgh Airport, the City Bypass, the central motorway network and the M90 to the north.





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.