



Solicitors & Estate Agents



Offers Over
£250,000

15 Blackford House, 9 Charterhall Grove

Blackford | Edinburgh | EH9 3HX

This bright and well-proportioned top floor flat enjoys a peaceful setting within the highly sought-after area of Blackford, in south Edinburgh. The property benefits from an elevated position with excellent open aspects on all sides, allowing for expansive views from every window and an abundance of natural light throughout. Blackford is a popular residential district, well placed for a wide range of local amenities and excellent transport links into the city centre.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents and On Street Parking
-  Landscaped Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

Internally, the property opens into a welcoming hallway which provides useful built-in storage. The spacious reception room is tastefully decorated in modern tones and fitted with carpeting, creating a comfortable living environment. A patio door leads out to a private, sunny balcony, an ideal spot to enjoy the open outlook and outdoor seating. The dining kitchen is well laid out and fitted with attractive two-tone wall and base units, complemented by tiled splash areas and generous worktop space. Integrated appliances include a hob, oven and cooker hood, while there is ample room for a dining table, making it a practical and sociable kitchen space. The property offers three bedrooms. Two are comfortable double bedrooms, both enjoying excellent open views and finished with neutral décor and carpeting. The third bedroom is a compact double, again benefiting from pleasant open aspects. The accommodation is completed by a fully tiled bathroom fitted with a modern three-piece white suite, an electric shower over the bath and a heated chrome towel rail.



The development and communal areas are maintained and managed by Trinity Factors, annual charge of approx. £1072.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. Other items of furniture can be made available through separate negotiation.

Gardens & Parking

Externally, the property is surrounded by well-maintained communal gardens providing a pleasant outdoor environment for residents. On-street parking is available for visitors. Resident parking is undergoing upgrade works at present and will be available once these improvements have been completed.

Viewing

Please contact Neilsons on 0131 625 2222.





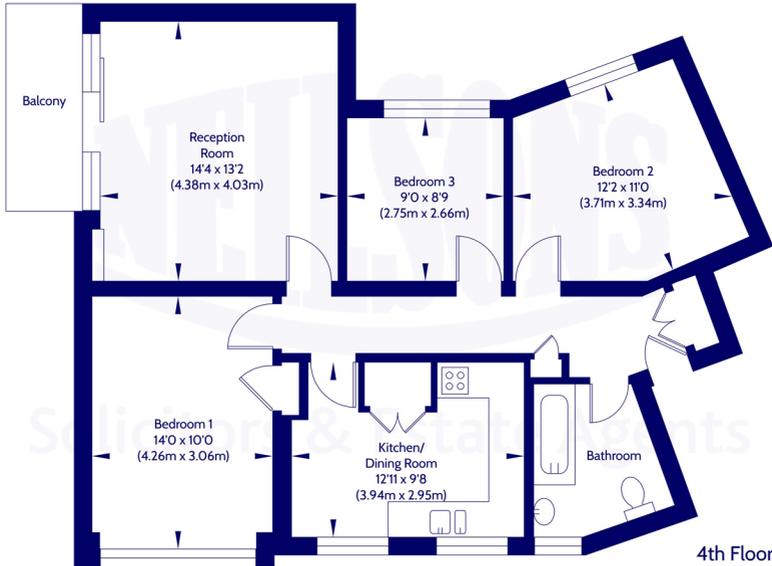
Location

The highly regarded residential area of Blackford lies to the south of the City Centre. The area is well served by a good range of local amenities including shops and recreational facilities. Newington, Morningside and Marchmont, with their vast choice of amenities, are also easily accessible. Leisure-wise, the choice is excellent and includes many fashionable bars, bistros and restaurants, in addition to the Festival Théâtre and the Royal Commonwealth Swimming Pool. Pleasant walks are available at the nearby Blackford Hill and Hermitage of Braid. An efficient public transport network operates to most parts of the City and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





Approx. Gross Internal Floor Area 79.41 Sq M / 855 Sq Ft.



4th Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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