



128 Queensferry Road,
BLACKHALL | EDINBURGH | EH4 2BG


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Situated in the highly sought-after Blackhall area of Edinburgh, this spacious three-bedroom main door flat offers bright, versatile accommodation and private outdoor space, making it an ideal home for first-time buyers, professionals, young families, or those looking to downsize.

The accommodation is accessed via a welcoming entrance hallway, leading to a bright and generously proportioned living room, perfect for both relaxing and entertaining. The contemporary kitchen is well-equipped with ample worktop space and an excellent range of floor and wall-mounted units, providing both style and practicality. The property boasts a generous principal bedroom, a further spacious double bedroom overlooking the rear garden, and a third bedroom offering flexible accommodation, ideal as a nursery, home office or guest bedroom. Completing the accommodation is a modern bathroom fitted with a three-piece suite and an over-the-bath shower.

Externally, the property benefits from a private front garden, providing an attractive outdoor space to enjoy, while to the rear there is a well-maintained communal garden.

- Three bedroom main door flat
- Private and communal garden areas
- Direct access from kitchen to rear communal garden
- Close to local amenities
- Excellent transport links
- Double glazing and gas central heating

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

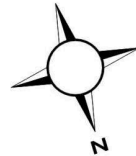
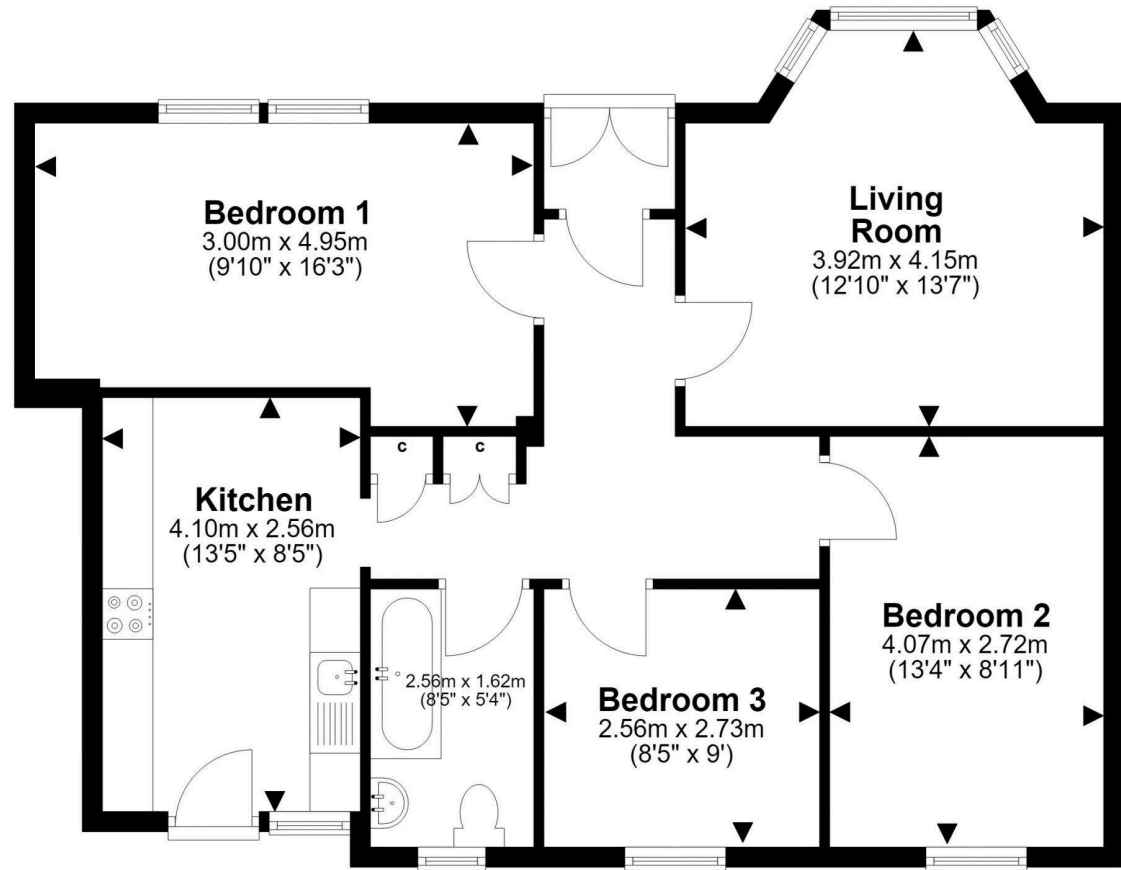


Blackhall is a sought after district on the north side of Edinburgh some 15 minutes from Edinburgh City Centre. The galleries and boutiques of Edinburgh's West End are within easy reach and a delightful stroll along the Water of Leith leads to the cafes and independent shops of Stockbridge. The area is well served by local amenities with a selection of superstores nearby at Craighleith Retail Park. The Mary Erskine School, Stewart's Melville College, Fettes College and St George's are all close at hand and there are good road links via Queensferry Road to the City Bypass, Forth Road Bridge and Edinburgh International Airport.

Council Tax: D , Energy Rating: D

Extras: Fixtures and fittings, curtains, blinds, oven, hob, dishwasher, fridge freezer, washing machine, and wardrobe in main bedroom





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.