OFFERS OVER £525,000

21 Blackford Avenue
Edinburgh, EH9 2PJ

drummondmiller
Solicitors & Estate Agents

- Spacious Three-bedroom lower villa located in the Grange
- Versatile extension which houses the open plan kitchen/dining room and benefits from direct access to the rear garden
- Well-sized living room which overlooks the front garden
- Family-sized bathroom with a 3-piece suit and an over-bath shower
- Separate WC
- Well-maintained private front and rear garden
- Located in the catchment zone for James Gillespie Primary and High School

Description

Drummond Miller is delighted to present this immaculate three-bedroom lower villa, ideally located on the prestigious Blackford Avenue.

The home features a large and bright open-plan kitchen/dining room, perfect for entertaining and family living. The contemporary fitted kitchen benefits from high-spec integrated appliances including an oven, hob and fridge/freezer, with direct access to the private rear garden. The welcoming living room benefits from a beautiful bay window and a charming fireplace, adding warmth and character to this living space.

The three well-proportioned double bedrooms all benefit from built-in storage. The principal bedroom and the second bedroom feature cast-iron fireplaces. The accommodation is further enhanced by a stylish family bathroom with a three-piece white suite and a separate WC.

Central Heating and double glazing
There are double-glazed windows throughout and gas central heating with underfloor heating in the kitchen.

Garden and parking
Outside, the property benefits from a delightful, beautifully maintained private front garden, as well as an enclosed private rear garden featuring an attractive paved seating area and a practical garden shed. Additionally, there are two cellar store areas. Residents' on-street permit parking is available via application.

Location
Situated in the highly desirable Grange district, just south of Edinburgh's city centre. The property enjoys a wide range of local amenities, including a local convenience store within walking distance, a post office, and several popular cafés. Nearby Marchmont, Morningside and Newington offer an excellent selection of independent shops, as well as an array of vibrant bars, restaurants and cafés.

Cameron Toll Shopping Centre is only a five minute drive away and provides a variety of well known high street retailers along with a Sainsbury's superstore. The location is particularly convenient for Edinburgh University, with the King's Buildings campus reachable in approximately twelve minutes on foot, and it is also well placed for access to the Royal Infirmary.

Recreational facilities nearby include the Royal Commonwealth Pool and gym, Prestonfield Golf Club, and a number of beautiful green spaces. Scenic walks can be enjoyed at Blackford Hill, Holyrood Park and the Hermitage of Braid.

The property falls within the catchment area for James Gillespie's Schools and is also close to respected private schooling options, including George Watson's College.

Excellent public transport links are available, with regular bus services from Blackford Avenue reaching the city centre in around 20 minutes, and the property is ideally positioned for easy access to the City Bypass.

Council Tax and EPC
It is in Council Tax band E and has a D-rated Energy Performance Certificate.

Home Report
The property has been valued at £550,000, and a link to the Home Report is available from the ESPC website.

Viewing
By appointment only, telephone 0131 229 3399.

Extras
The carpets, light fittings and white goods are included in the sale price.

21 BLACKFORD AVENUE, EDINBURGH, EH9 2PJ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,225 SQ FT / 114 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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