











Offers Over  
**£250,000**

## 2 2F2 Seaforth Terrace

Blackhall | Edinburgh | EH4 2BS

Charming two-bedroom top floor flat forming part of a handsome traditional tenement, enjoying a superb position within the highly desirable Blackhall district. Close to excellent local amenities, well-regarded schooling, and convenient transport links, the property will appeal to a wide range of purchasers including professionals, couples, and more.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  1 box room
-  Shared garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - D



## Description

The accommodation opens with an inviting entrance hallway, enhanced by a skylight which allows natural light to filter through the space. The bay-fronted lounge is a bright and attractive room, featuring a shelved Edinburgh press cupboard, corning, and fireplace with electric stove (with gas connection in place), creating a lovely focal point. To the rear, the kitchen/diner is well-appointed and fully fitted with integrated appliances, centred around a practical island/breakfast bar. A large pantry cupboard provides excellent additional storage. The principal bedroom is a good-sized double with a front-facing outlook and benefits from a traditional shelved press cupboard, under-window storage, and ample space for freestanding furniture. A second bedroom offers good proportions and features a skylight window, while an additional box room provides flexible use as a study, home office, or further storage. The modern tiled bathroom is fitted with a white suite, including a rainfall shower over bath, and heated towel rail.



Further benefits include gas central heating, and double glazing throughout.

## Gardens & Parking

Externally, the property enjoys access to a lovely, well-kept communal garden to the rear. For the car owner, on-street parking can be found within the area.

## Extras

Selected fixtures and fittings, including; integrated hob, oven, and extractor hood, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





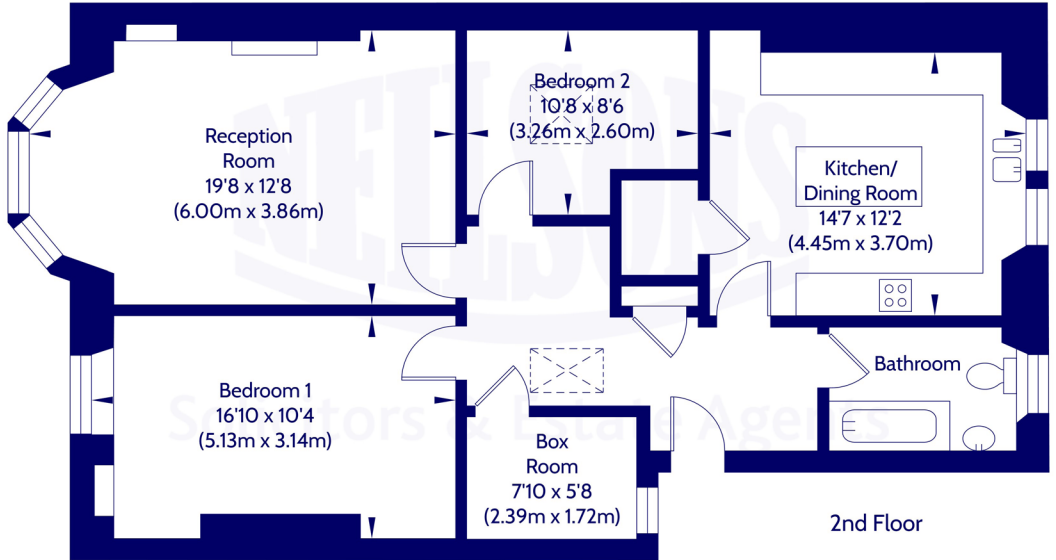
## Location

Located to the northwest of Edinburgh's city centre, Blackhall is regarded as one of the capital's most sought after residential areas. Renowned for its leafy streets, elegant homes, and tranquil atmosphere, this prestigious suburb seamlessly blends city convenience with a peaceful village-like charm. Families are drawn to its proximity to excellent schools, from nursery to secondary level, whilst professionals appreciate the short commute to the city centre. Nearby amenities include the picturesque Woods and Nature Reserve, Ravelston Park, and Corstorphine Hill, Blackhall Tennis and Bowling clubs, a choice of golf clubs, and vibrant shopping and dining options in nearby Stockbridge and from Craighleith Retail Park. With its prime location, serene environment, and excellent connectivity, including easy access to Edinburgh's cycle paths, Blackhall is an idyllic choice for those seeking a high-quality lifestyle close to superb amenities.





Approx. Gross Internal Floor Area 88 Sq M / 944 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [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.
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