



8/6 Marischal Place

Blackhall | Edinburgh | EH4 3NF

Quietly positioned within a handsome traditional tenement, this charming two-bedroom second floor flat enjoys a superb location in 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, young couples, and downsizers alike.

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



Description

A welcoming hallway provides access to all rooms and introduces the home's bright and airy feel. The spacious lounge/diner is filled with natural light from twin windows and features an Edinburgh press and a beautiful decorative fireplace, creating a warm and inviting living space. The well-appointed kitchen makes great use of its space, offering a range of integrated and freestanding white goods, built-in shelving, and full tiling for easy maintenance. Both bedrooms are well-proportioned doubles, offering ample room for freestanding furniture and flexible layouts. The front-facing bedroom enjoys another decorative fireplace, while the rear bedroom benefits from a press cupboard. The modern wet-room style bathroom is fully tiled and fitted with a rainfall shower and heated towel rail, while a sizeable box room provides valuable flexibility – ideal as a home office, nursery, or dressing room.



Further features include gas central heating, double glazing, and secure entry.

Extras

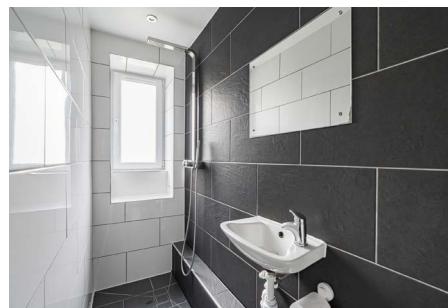
Selected fixtures and fittings, including; integrated induction hob, and oven, freestanding fridge-freezer, and fridge, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens & Parking

Externally, residents benefit from a well-kept shared rear garden, and on-street parking is available within the area.

Viewing

By appointment through Neilsons 0131 625 2222.





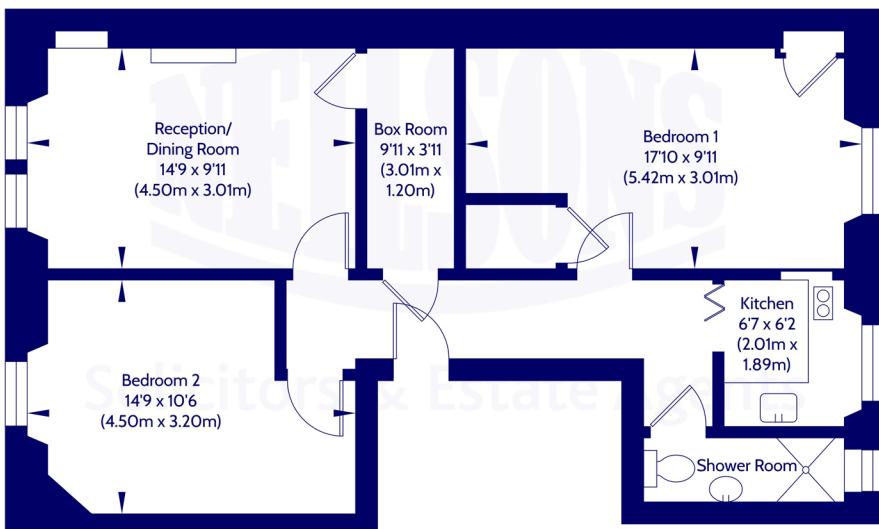
Location

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 Craigmyle 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 65 Sq M / 696 Sq Ft

2nd 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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