



Fixed Price

£205,000

2/14 Maidencraig Court

Blackhall | Edinburgh | EH4 2BQ

Quietly positioned within an exclusive small development, this impressive two-bedroom top-floor flat enjoys stunning views across the Edinburgh skyline and is located in the highly sought-after Blackhall district. Benefiting from a peaceful setting while remaining within easy reach of excellent local amenities, highly regarded schooling, and superb transport links, the property is ideally suited to a variety of buyers, including professionals, young couples, and those looking to downsize.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Lift Access
-  Residents Parking
-  Communal Gardens
-  EPC Rating – E
-  Council Tax Band – C



Description

The accommodation has been upgraded to an exceptional standard by the current owner and offers stylish, well-proportioned living throughout. In brief, the property comprises a secure entry system with both lift and stair access to all floors, a spacious reception hallway with ample space for a dining table and chairs together with useful storage, and a bright and airy reception room providing access to a private balcony. The contemporary fitted kitchen features a breakfast bar and enjoys stunning views across the Edinburgh skyline. There are two generously sized double bedrooms, both benefiting from fitted wardrobes, and a modern bathroom fitted with a three-piece suite and shower over the bath. Further benefits include double glazing, a communal central heating system, and a recently installed boiler providing hot water.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer, integrated dishwasher and integrated washing machine.

Gardens, Parking & Factor

The property is situated within attractive communal garden grounds and there is unreserved resident's private parking. The development is managed by Edinburgh Council for a monthly fee of approx. £137. This includes heating cost, maintenance of lift and communal areas.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

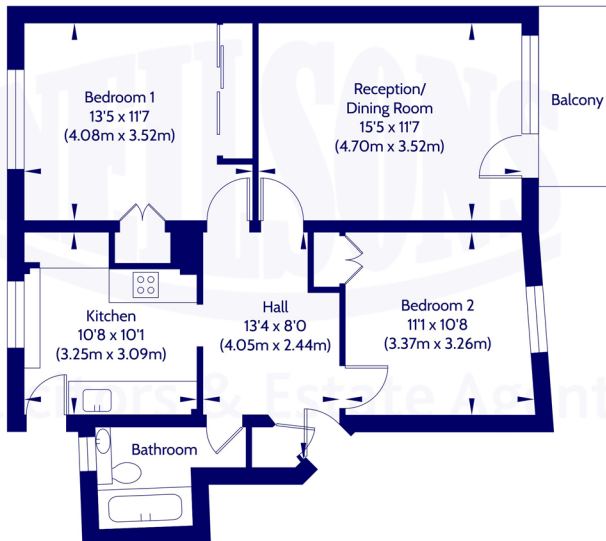
Located to the northwest of Edinburgh's city centre, Blackhall is regarded as one of the capital's most sought after residential areas. Renowned for its leafy streets, elegant homes, and tranquil atmosphere, this prestigious suburb seamlessly blends city convenience with a peaceful village-like charm. 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 Craigleith 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 68 Sq M / 732 Sq Ft.

6th 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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