











Offers Over
£265,000

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, cornicing, 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.





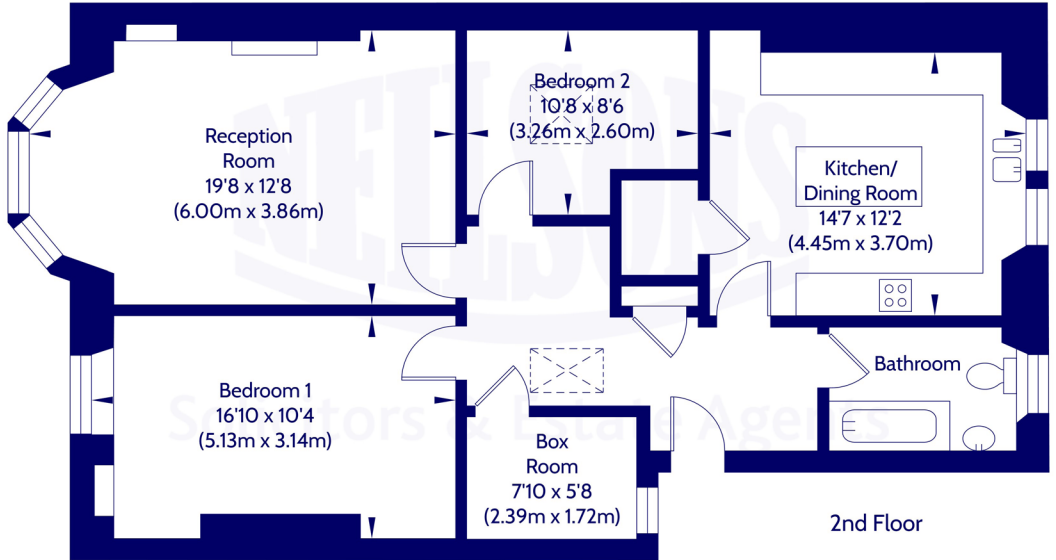
Location

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.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

