



39/14 Blackford Avenue
Edinburgh, EH9 3HN

2 Bedroom Flat In A Popular Retirement Development
Double Glazing And Electric Heating Throughout
Lift Facilities To All Floors
24 Hour Care Line System
Residents' Parking
Residents' Lounge
Well-Maintained Communal Gardens
EPC: C
Council tax band: E

39/14 Blackford Avenue is a well-presented, spacious, first floor, two bedroom, retirement flat, forming part of a sought after development, located in the highly desirable Blackford area of Edinburgh.

This delightful apartment has been very well cared for, is in excellent order throughout and is based just a short journey to the south of Edinburgh City Centre, within walking distance to a range of local amenities.

The accommodation comprises: hall with excellent storage, living room with further built-in storage and corner bay window, kitchen with base and wall mounted units, electric hob and oven, washing machine and window to front, master bedroom with large built-in wardrobe, second bedroom with built-in, mirrored wardrobe and newly fitted shower room/wet room, with electric power shower, W.C, wash hand basin and heated towel rail.

Full double glazing and electric storage heating throughout, ensure comfortable living all year round.

Set amidst attractive and well maintained communal gardens, the property further benefits from shared residents' parking, a comfortable residents' lounge and a lift facility to all floors.

The development is factored by Trinity Factors with an annual charge of approximately £2500, to include, cleaning and maintenance of the communal areas, lift maintenance, building insurance, services of the House Manager and a 24 hour care line system.

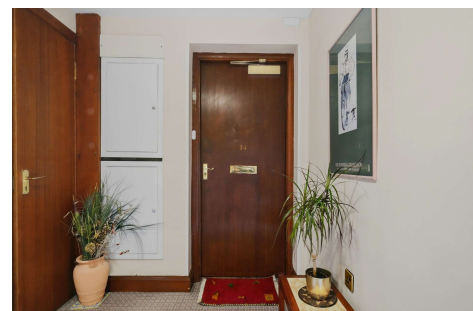
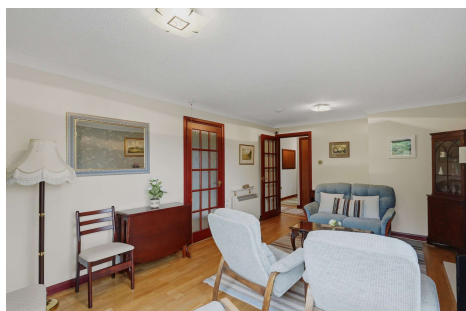
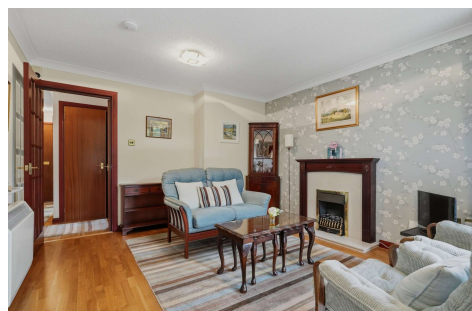
Note: Residents must be 60 years old or above and able to live independently.

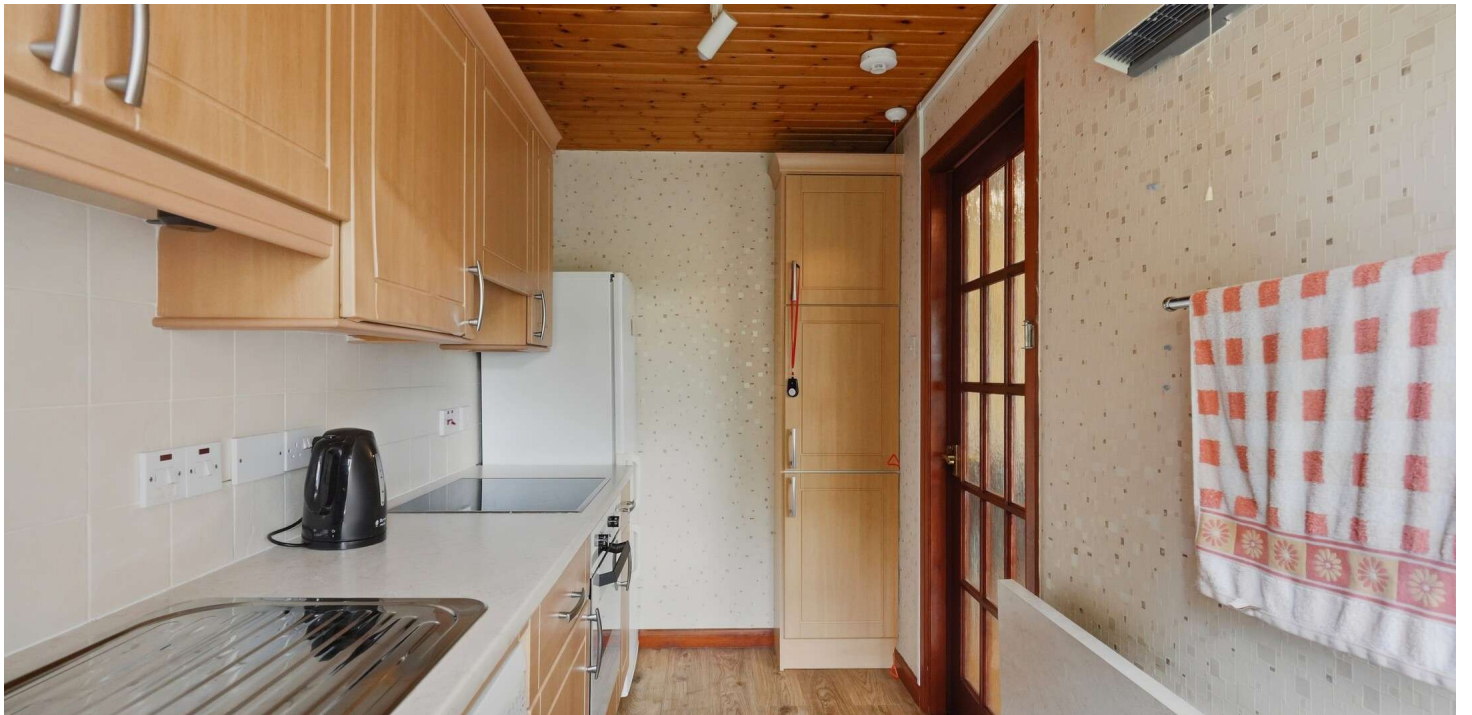
Location:

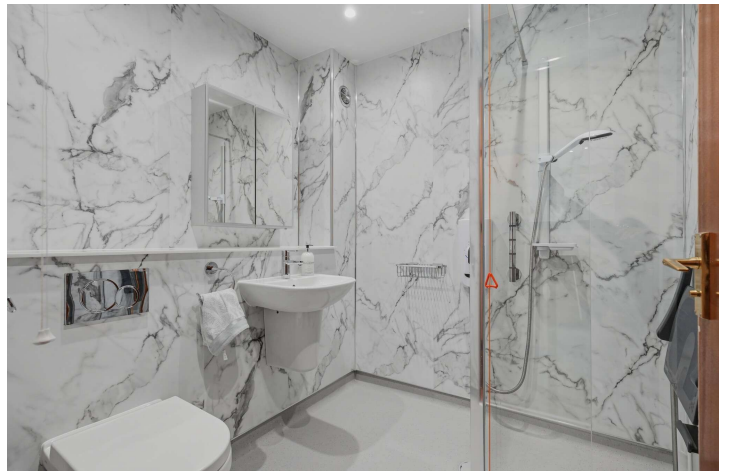
Blackford Avenue is situated in the south side of the city and is ideally positioned for easy access to the city centre. The local area also offers a number of everyday local shops and a post office, with further facilities being available at nearby Morningside and Marchmont, where there are a wider selection of private retailers and a more eclectic selection of shops, cafes and restaurants. Regular public transport operates to and from the city centre and to surrounding areas.

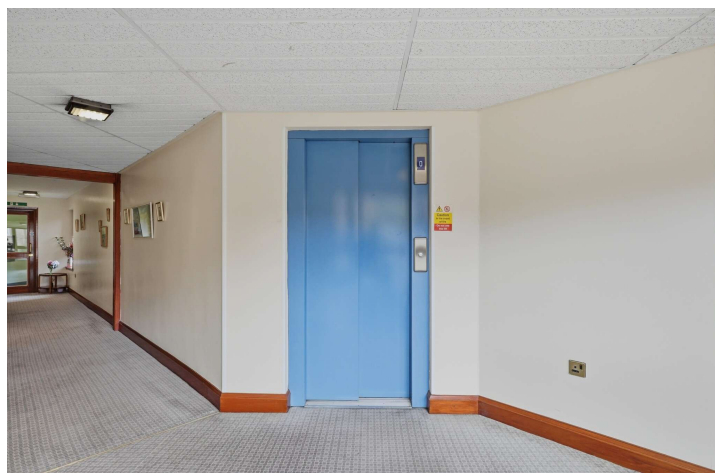
Agents Note:

Items of furniture are available by separate negotiation - if interested, please contact us for further information.

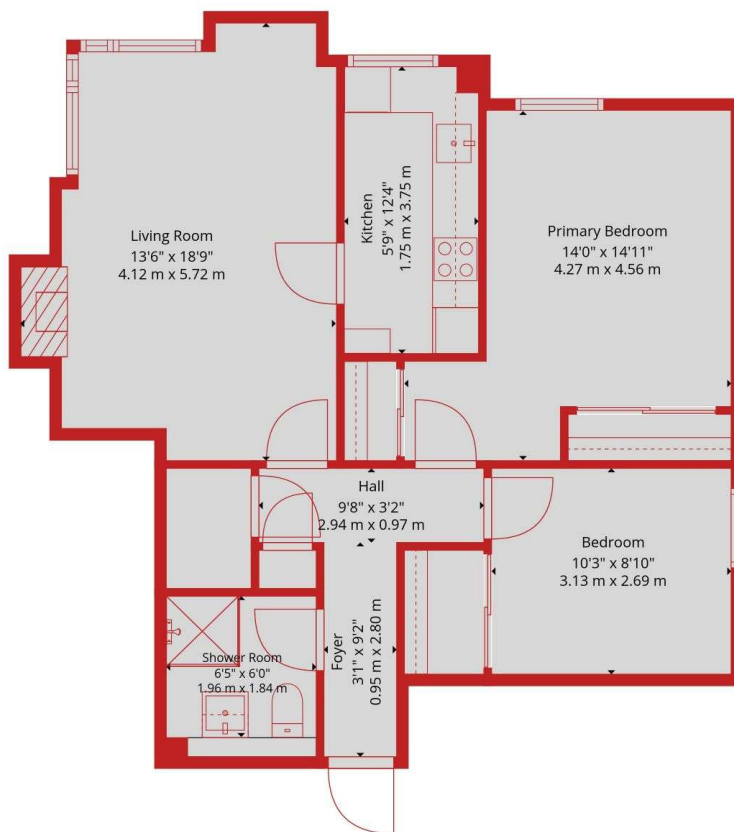












Total: 726 sq. Ft, 67 m2

1st Floor: 726 sq. Ft, 67 m2

Excluded Areas: Fireplace: 9 sq. Ft, 1 M2, Walls: 57 sq. Ft, 6 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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