



# Blackford

39/10 Blackford Avenue  
EH9 2PH



1st floor Retirement flat - buzzer 10

OFFERS OVER £230,000

- Entrance hall with built in cupboard
- Living room with corner window
- Kitchen
- 2 bedrooms with built in storage
- Shower room
  
- Electric heating
- Double glazing
- Well maintained communal grounds
- Lift
- Residents parking
- Visitors parking
- Enjoys south west aspect
- House manager
- 24-hour care line system
- Communal lounge & kitchen
- Residents must at least 60 years old and able to live independently

Viewings - by appointment call  
Beveridge & Kellas on 0131 554 6321







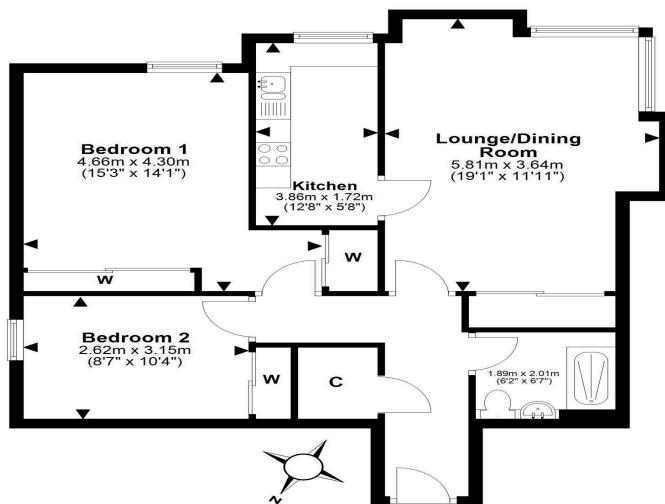


This spacious 1st floor retirement flat is located in the popular Blackford area and enjoys a pleasant outlook to the Reid Memorial Church. The property benefits from good transport links with a nearby bus stop for easy access to Morningside, Marchmont, Cameron Toll and the City Centre. The property would be an ideal buy for someone downsizing and looking to stay within the Blackford area.

The property is entered via a secure communal stair with lift access to the upper levels. The flat itself opens to an L-shaped hallway with a handy storage cupboard and the rest of the flat off. The living room is located to the front with a corner window enjoying a south west aspect and letting in plentiful natural light, entry phone handset, a built-in cupboard, and the kitchen off. The kitchen is also to the front and has base and wall units, an integrated oven and electric hob, a freestanding washing machine and fridge freezer. A double bedroom is located to the front and has excellent storage from 2 built-in double mirrored wardrobes. Another bedroom is found to the side which also features a built-in mirrored wardrobe.

Completing the accommodation is an internal shower room with a mains powered shower unit, WC, wash hand basin and partially tiled walls.

Additional benefits include a south west aspect to the front, electric heating, double glazing, well maintained communal gardens, residents & visitors parking within the development, a house manager, communal lounge



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

**Note: Residents must at least 60 years old and able to live independently.**

**FACTOR - Trinity Factoring, 209-211 Bruntsfield Place, Edinburgh, EH10 4DH Approx - £167.00 per month**

### EXTRAS

All aforementioned white goods, curtains/blinds, carpets, and light fittings to be included in the sale (no warranties to be given).

### OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**