

LIBERTON  
19A BLACKFORD GLEN ROAD  
EH16 6AD



EPC RATING: D

OFFERS OVER £175,000



## CHARMING ONE BED LOWER VILLA FLAT WITH GARDEN IN LEAFY LIBERTON

Within easy reach of great local amenities and with easy access into the City Centre, this spacious one bedroom property would be ideal for a first-time buyer, downsizer or an investor. Situated on a quiet, leafy lane leading to the Hermitage Nature Reserve, the property is ready to move into with a large open plan living/dining/kitchen space with contemporary fitted units, a good-sized dual aspect bedroom and a modern bathroom. Added to this is a sunny, south facing rear garden, front private garden and unrestricted on-street parking. The Hermitage of Braid, Braid Hills and Blackford Hill are all within a short walk, as are Edinburgh University Kings Buildings and The Royal Infirmary.

### VIEWING

Please Call 0131 4466850

### PROPERTY DESCRIPTION

- Steps up to private entrance leading to a hallway with two handy storage cupboards
- Large open plan living/dining/kitchen with good range of contemporary white fitted units & appliances, a feature fireplace and lots of space for relaxing, dining and entertaining, together with access to the rear garden
- Good sized, bright dual aspect double bedroom
- Modern bathroom with bath with shower over, sink & wc
- Gas fired central heating with new boiler fitted 2025
- Upvc double glazed windows
- Stripped wooden doors, laminate flooring throughout and freshly decorated
- South facing walled rear garden with lawn and paved patio area and some outside storage, together with private front garden
- Free on street parking

### AREA

Liberton is a popular, mainly residential area in the south of the city. The property itself is located on a quiet lane surrounded by wide open countryside with far reaching views. There are excellent shopping facilities available at nearby Cameron Toll Shopping Centre or Straiton Retail Park, which provide a wide range of supermarkets and other retail outlets. There are also a good range of golf clubs & leisure facilities in the vicinity, including the Royal Commonwealth Pool & Liberton Golf Club, together with access to numerous wide-open spaces. The property is ideally located for Edinburgh University and the Royal Infirmary and there are regular bus services running along the main road into the city centre and very easy access onto the city bypass and the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, electric hob, oven, extractor fan, freestanding fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£180,000

Living/dining/kitchen 17'5 x 15'9 (5.31 x 4.80m)  
 Bedroom 1 17'5 x 10'10 (5.31 x 3.30m)

### Contact:

205 Morningside Road Edinburgh EH10 4QP  
 T • 0131 446 6850 E • info@jardinephillips.com  
 F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.  
 While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.  
 None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.  
 No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Blackford Glen Road,  
 Edinburgh,  
 Midlothian, EH16 6AD



Approx. Gross Internal Area  
 555 Sq Ft - 51.56 Sq M  
 Outside Storage  
 Approx. Gross Internal Area  
 16 Sq Ft - 1.49 Sq M  
 For identification only. Not to scale.  
 © SquareFoot 2026

