



16/40, QUEEN'S ROAD

BLACKHALL, EDINBURGH, EH4 2BY



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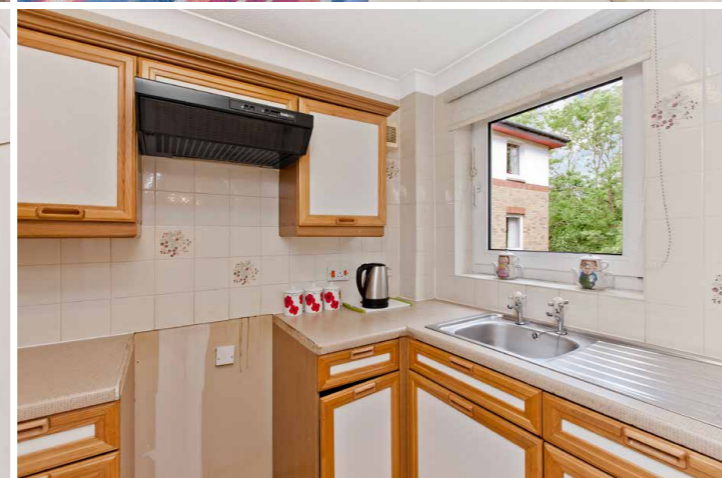
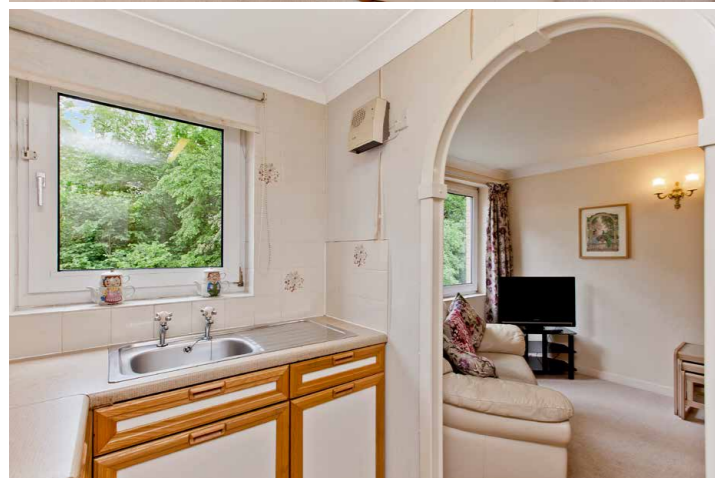


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16/40, Queen's Road

This first-floor two-bedroom retirement flat is situated in the Queens Court Retirement Housing development in the sought-after Blackhall area of Edinburgh. This popular development offers a number of facilities including regular social activities, on-site management staff, and Careline alarms, while the central location provides an array of local amenities as well as excellent transport links to the city centre and beyond.

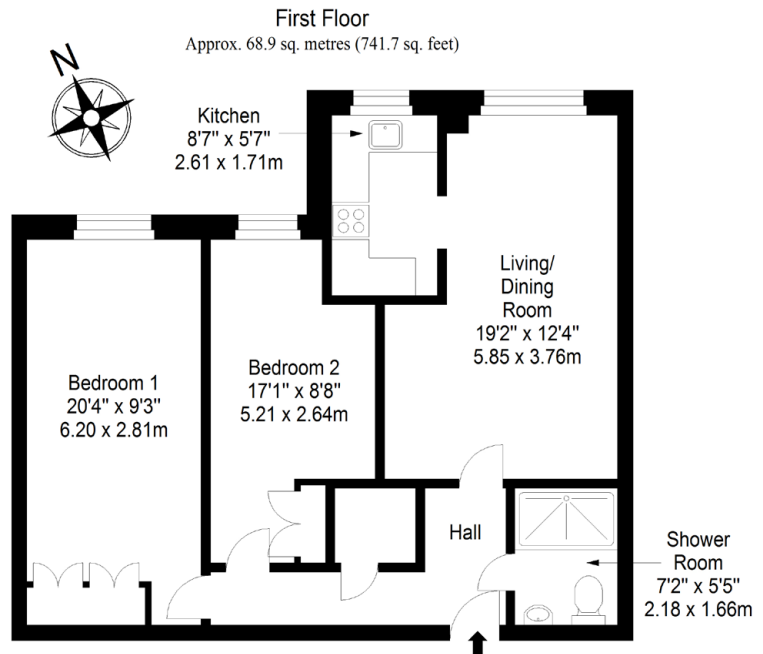
Approached by a secure shared entrance and stairwell or a lift, the front door opens into an entrance hallway with storage. This then leads into a spacious living/dining room which has been tastefully decorated in elegant neutrals and is further enhanced by an attractive feature fireplace surround. Conveniently accessed via the living room is a well-appointed kitchen which has been fitted with wall-mounted and base cabinetry to ensure plenty of storage. The new owners will also benefit from a freestanding fridge/freezer and a microwave, as well as space for a cooker. Positioned just along the hallway are two generously-sized double bedrooms, both of which are supplemented by useful built-in wardrobes. Completing the accommodation is a contemporary three-piece shower room comprising a large walk-in shower, a basin set into storage, and a WC. In addition, residents also have access to a communal lounge as well as use of shared laundry facilities. Electric storage heaters and double glazing ensure the property is warm and welcoming throughout the year. Externally, the property is accompanied by communal garden areas to both the front and the rear of the building. Ample parking is available via the unallocated residents' car park.

Extras: Included in the sale are all fitted floor coverings, window coverings and light fittings as well as a freestanding fridge/freezer and a microwave. NB: No guarantee shall be provided for the working order of the kitchen appliances. Furnishings also available on request.



Blackhall, Edinburgh

Hugged by large green areas of natural beauty is Blackhall, a tranquil, sought-after suburb situated only a few miles away from the bustling city centre with excellent local amenities and outdoor pursuits. Nearby Craighleith Shopping Park houses high-street stores and major supermarkets whilst Blackhall and the surrounding area offers a range of independent outlets, cafés, pubs, takeaways and restaurants, and a library. Enjoying the outdoors and staying fit could not be easier with the scenic leafy spaces of Ravelston Park, Ravelston Wood, and Corstorphine Hill. Ravelston and Murrayfield golf courses and Murrayfield Stadium offers a wealth of activities, sports clubs, events, and fixtures. The area is conveniently situated for travelling into the city centre, nearby Edinburgh airport, and the motorway network. Excellent public transport is provided by regular day and bus night services.



Total area: approx. 68.9 sq. metres (741.7 sq. feet)



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.

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