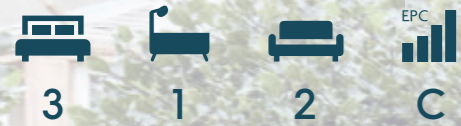


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WELCOME TO:

# BLACKFORD AVENUE

13 Blackford Avenue, Blackford, Edinburgh, EH9 2PJ



## BLACKFORD AVENUE AT A GLANCE:



Residential Blackford location



Three-bedroom lower villa



Private front and rear garden



Craigmillar Park Golf Course nearby



Walking distance of Blackford Hill



Well-regarded schooling close by

## EXTRAS:

All blinds and carpets and fitted floor coverings are included. Only selected light fittings are included. The fridge / freezer is included as well.



## A LITTLE BIT ABOUT THE PROPERTY:

Enjoy a sought-after residential location with this immaculate three-bedroom lower villa in prestigious Blackford Avenue. Immaculately presented throughout, this spacious and light filled accommodation with private front and rear gardens offers an enviable family lifestyle. Its proximity to scenic open green spaces, local amenities and well-regarded schooling make it a wonderful opportunity not to be missed.

- A bright open plan kitchen/dining/living room with stylish woodburning stove, neutral décor and a generous floorplan allowing for flexible entertaining
- A contemporary dual aspect kitchen with bespoke handmade shaker wall and floor units, quality wooden worktops, and high-spec integrated appliances including oven and hob and fridge/freezer. Direct access to private rear garden
- Impressive principal double bedroom with a delightful front-facing outlook
- A second spacious and comfortable double bedroom with built-in wardrobe and a third double bedroom with feature fireplace and storage
- A versatile extension filled with light due to contemporary skylight and benefitting from direct access to the rear decking area
- Beautifully finished family bathroom with three-piece white suite
- Additional well-presented separate WC with washbasin
- Delightful private front garden, beautifully maintained with useful bike shed
- A rear enclosed private garden with well-established plants and attractive decked seating area. The space also features two garden sheds
- Gas central heating and double glazing throughout



## LOCATION, LOCATION, LOCATION:

The property lies in the sought-after Blackford area south of Edinburgh's city centre. It benefits from a good variety of local amenities including a Margiotta convenience store in walking distance, a post office and a number of coffee shops. The nearby neighbourhoods of Marchmont, Morningside and Newington offer a superb variety of independent retailers, vibrant bars, restaurants and cafés.

Cameron Toll Shopping Centre is a five-minute drive and offers well known high-street shops and a Sainsbury's superstore. It is an excellent location for Edinburgh University, with the Kings Building Campus a twelve-minute walk away. The property is also ideally situated for the Royal Infirmary.

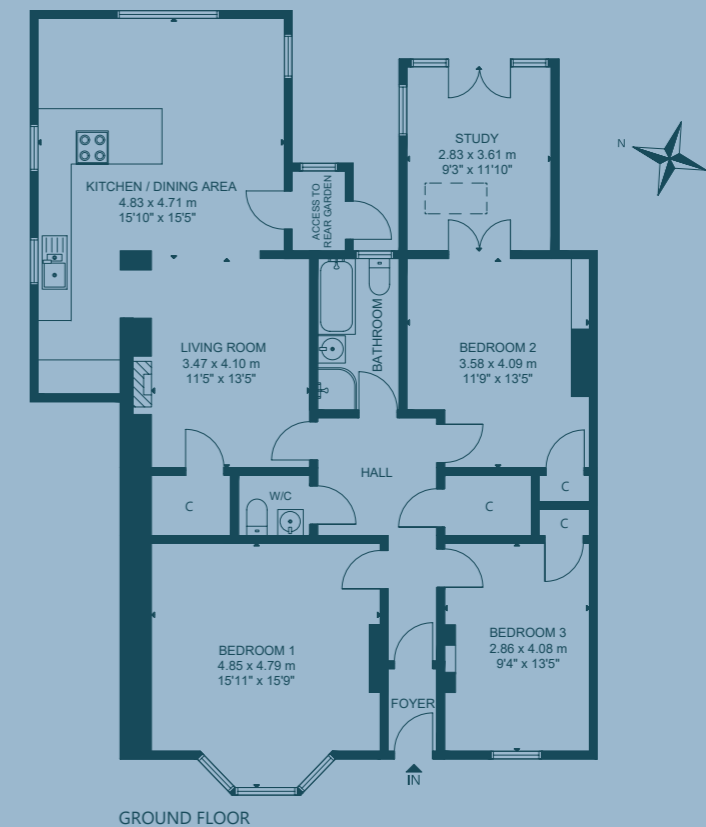
Recreational opportunities include the Royal Commonwealth Pool and gym and Prestonfield Golf Club. Peaceful walks await at Blackford Hill, Holyrood Park and the Hermitage of Braid.

The property is within the catchment area for James Gillespie's Schools as well as private schooling options such as George Watson's College.

Regular bus services take you from South Oswald Road to the city centre in 20 minutes, and it is ideally positioned for the City Bypass.



## FLOOR PLAN:



13 Blackford Avenue, Blackford, Edinburgh, EH9 2PJ

Approx. Gross Internal Area

1,380 Sq Ft - 128 Sq M

For identification only. Not to scale.

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