



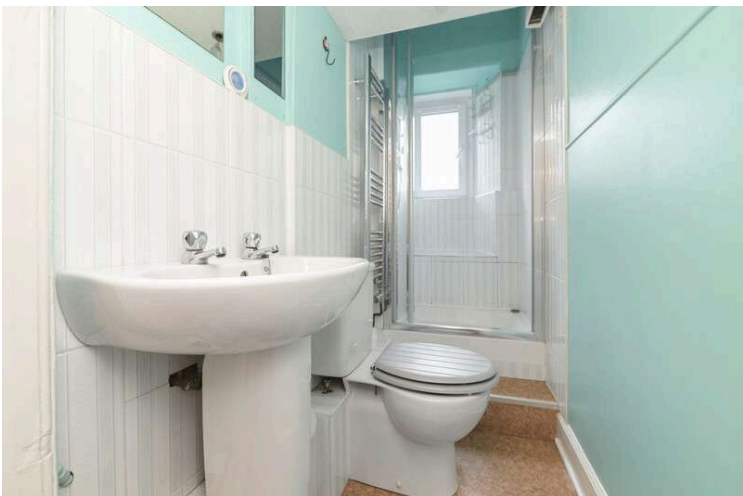
2/5 Marischal Place, Blackhall, Edinburgh, EH4 3NE

www.mcdougallmcqueen.co.uk



With just 2 miles from the city centre and a 15 min bust journey, this traditional top floor tenement flat offers an appealing home or rental investment in popular Blackhall. The generous accommodation is freshly decorated in tasteful neutral tones and briefly comprises a rear facing lounge with pleasant views to the rear gardens, an attractive fireplace giving a focal point and recessed dining area. Within the lounge is a large useful cupboard with plumbing and an Edinburgh press housing the combi boiler. Both double bedrooms are of excellent proportions and have lovely polished wooden floors, bedroom 1 benefits from enviable built in storage. The internal kitchen has a range of white modern shaker style wall and base units with ample wooden worktop space. At the end of the hallway is the showerroom with window giving natural light, wash hand basin and wc, painted paneling to dado rail height and ladder style heated towel rail. The property benefits from gas central heating, double glazing and a secure entry phone system to the stairwell. Externally there are well maintained communal gardens and unrestricted on street parking is available nearby.

- Spacious top floor flat with generous room sizes
- Lounge with dining recess, 2 double bedrooms
- Internal kitchen and showerroom
- Well maintained communal gardens



Location

Blackhall is a sought-after suburb situated only a few miles away from the bustling city centre and enjoys excellent local amenities, schools, and outdoor pursuits. Nearby Craighleith Shopping Park offers high-street stores including a Marks & Spencer and a Sainsbury's supermarket. Blackhall itself offers a range of quality independent outlets including cafés, bar, shops, takeaways, restaurants, and a library. The area is renowned for its excellent schools including Blackhall Primary and The Royal High (both state schools), and the renowned independent schools of Mary Erskine and Stewarts Melville. The property is situated close to leafy Ravelston Park and Ravelston Wood and Corstorphine Hill, offering outstanding walks, cycle paths, and picnic spots. Ravelston and Murrayfield golf courses are both close-by and the Murrayfield Sports stadium offers a wealth of activities and sports clubs. The area is conveniently situated for commuting to the city centre, the nearby Edinburgh Airport, and the motorway network. Public transport can be found close-by with regular day and night service.

Extras

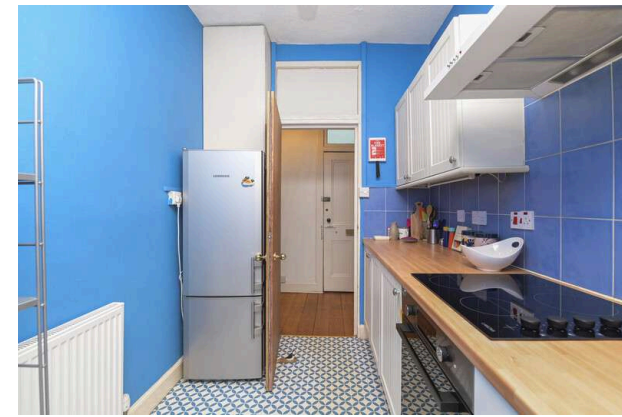
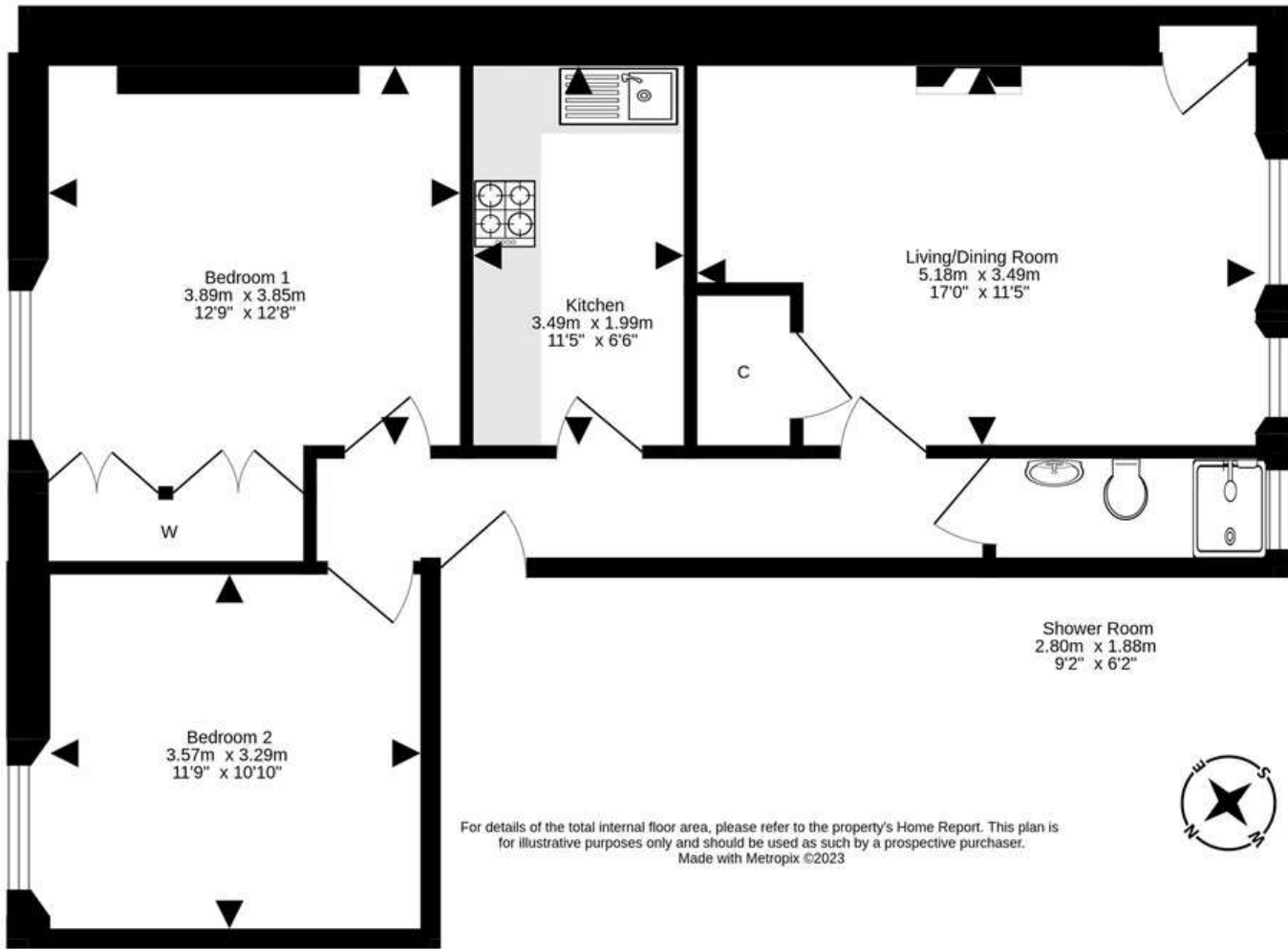
Included in the sale - are all white goods, both beds, sofa bed, wardrobe, chest of drawers, bedside cabinets and blanket box.

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - D

Council Tax Band - C



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

