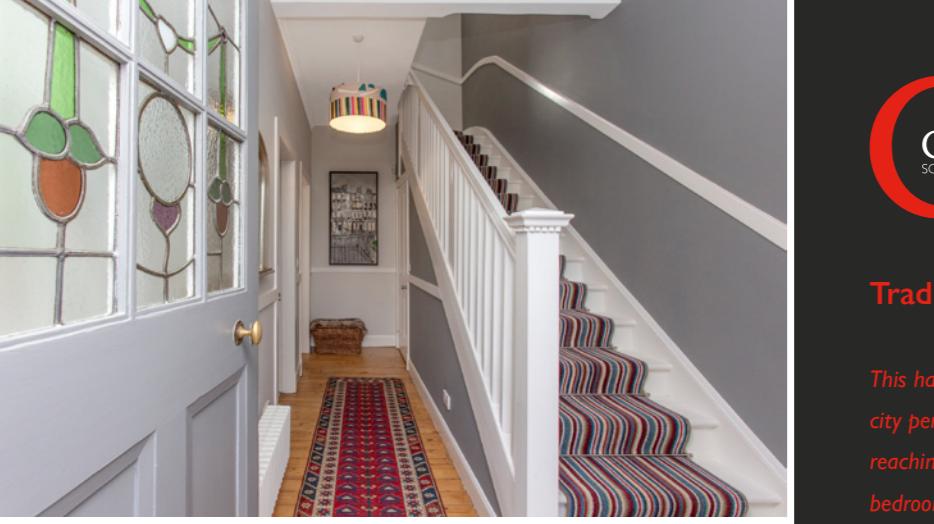




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BLACKHALL, EDINBURGH, EH4 2AE

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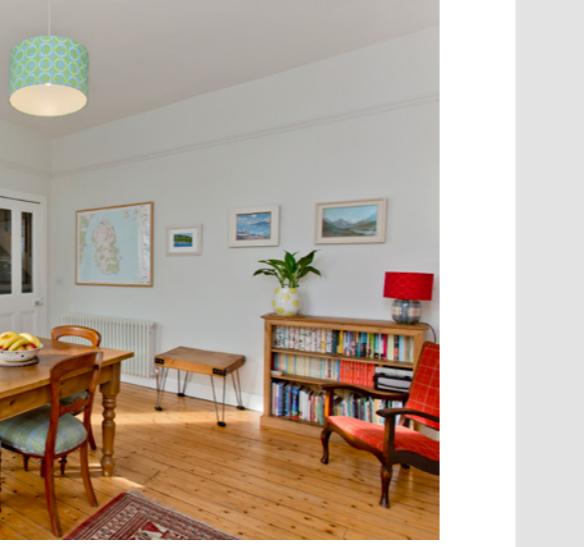
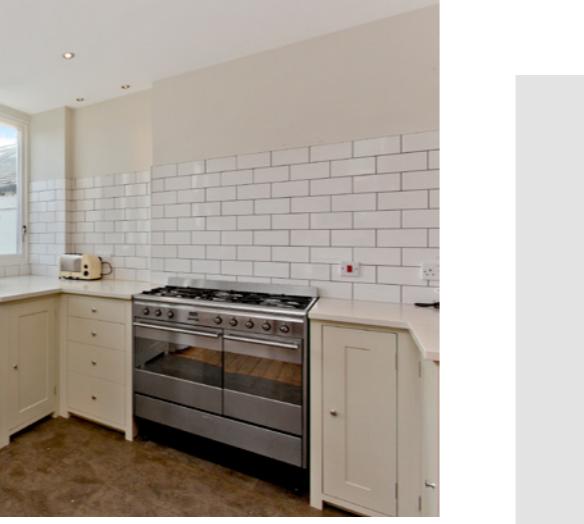


Traditional mid-terraced house in Blackhall

This handsome, traditional mid-terraced house in the sought-after Blackhall area of the city perfectly blends period charm with modern décor, fixtures and fittings and boasts far-reaching views encompassing Edinburgh Castle and Arthur's Seat. The home enjoys three bedrooms, a living room, a kitchen/dining room, a bathroom, and a WC, plus gardens and unrestricted on-street parking.

The front door opens into a vestibule, where a door with a stained-glass detail leads to a hall with built-in storage and a WC. To the left of the hall lies a living room, fronted by a bay window and occupying a generous footprint which allows for various configurations of furniture. The room is decorated in pared-back tones enhanced by cornicing, a carpet, and a fireplace flanked by an Edinburgh press. An additional feature of the room is a large fitted bookcase. The neighbouring open-plan kitchen and dining room offers a fabulous space for everyday family life and entertaining, with a large area designated for seated dining, providing plenty of room for a large table and chairs and additional furniture, as well as garden access. The room also features a fireplace and a clothes pulley. In the adjoining kitchen, you will find timber Neptune cabinets, solid worktops, a double Belfast sink, and metro-tiled splashbacks. A range-style cooker is neatly housed within the cabinets, a washing machine is integrated, and space is provided for a freestanding fridge/freezer.

On the first floor, a landing affords access to three double bedrooms and a bathroom. The bedrooms are all tastefully decorated and have original fireplaces, and two are fitted with handsome wood flooring, with the third carpeted for comfort. The largest bedroom boasts fantastic views encompassing Arthur's Seat and Edinburgh Castle. Finally, the stylishly tiled bathroom comprises a bath with an overhead shower, a basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.



Externally, the home enjoys a leafy front garden and a favourably southeast-facing rear garden, with the latter featuring a neatly maintained lawn, a gravelled area, and a wealth of leafy shrubbery and hedges, as well as a shed. Unrestricted on-street parking is available on Forthview Terrace.

Extras: all fitted floor coverings, window coverings, and light fittings will be included in the sale.

FEATURES

- Traditional mid-terraced house in Blackhall
- Period charm and modern décor
- Wonderful views of Edinburgh castle and Arthur's Seat
- Entrance vestibule and hall with storage and WC
- Large living room
- Open-plan kitchen/dining room
- Three double bedrooms
- Stylish bathroom
- Leafy front garden
- Neat, southeast-facing rear garden
- Unrestricted on-street parking
- GCH and DG
- EPC Rating C



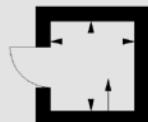


Blackhall

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, schools, and outdoor pursuits.

Nearby Craigleith 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. The area is renowned for its excellent private and state schools at primary and secondary level and 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 commuting to the city centre, nearby Edinburgh airport and the motorway network. Excellent public transport is provided with regular day and bus night services.

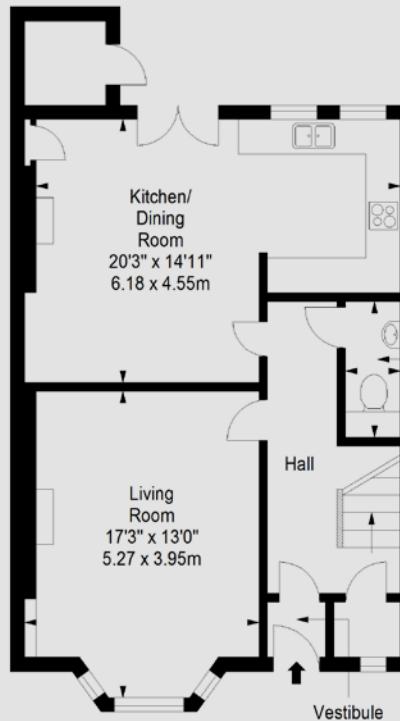
Shed
Approx. 2.3 sq. metres (24.8 sq. feet)



Shed
5'0" x 4'10"
1.53 x 1.47m

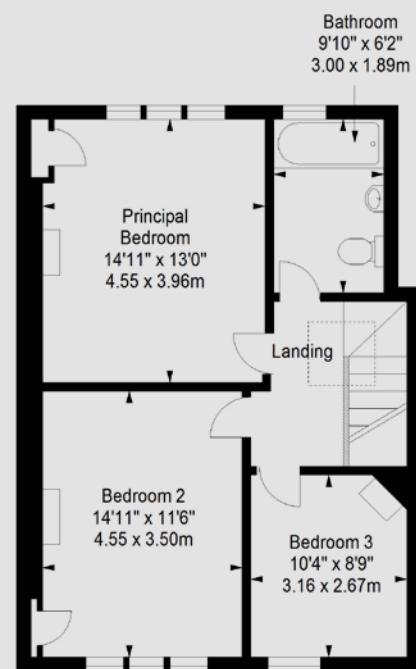


Ground Floor
Approx. 64.2 sq. metres (691.1 sq. feet)



Total area: approx. 125.7 sq. metres (1353.1 sq. feet)

First Floor
Approx. 59.2 sq. metres (637.2 sq. feet)



Viewing

Please contact Clancys on 0131 337 7771 or email info@clancys-solicitors.co.uk for viewing arrangements.

LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU
0131 337 7771
www.clancys-solicitors.co.uk

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer or contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.