



**39/17 Blackford Avenue,  
Blackford, Edinburgh, EH9 3HN**

CALL US ON 0131 447 4747



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For price and viewing information please visit [residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Shared secure entry.
- Stairs & lift to upper levels.
- Reception hall with excellent storage.
- Generously proportioned living room/dining room with fitted storage.
- Excellent corner window with open outlook.
- Modern fitted kitchen with integrated appliances.
- Good sized double bedroom with two sets of built-in mirrored wardrobes.
- Further bedroom with built-in mirrored wardrobes.
- Contemporary fitted wetroom.
- Electric heating.
- Double glazing.
- Well maintained communal grounds.
- Residents' parking.
- Visitors' parking.
- 24-hour Careline system.
- Communal lounge.
- House manager.



## GENERAL DESCRIPTION

Well presented second floor flat forming part of a sought-after retirement development in the highly regarded Blackford district of the city. The property is situated close to an excellent range of local amenities and a short journey to the south of Edinburgh City Centre. The property has an excellent open outlook to the front overlooking the Reid Memorial Church and is brought to the market in move-in condition.

### FACTORING NOTE

The development is factored and maintained by Trinity Factors. There is a charge of approximately £1900 per annum for the upkeep of all the communal areas, the blocks building insurance, the 24-hour Careline system and House Manager. Please note single occupants must be age 60 while in the case of couples one person must be at least 60.

COUNCIL TAX BAND - E.  
TRAIN STATION - APPROXIMATELY 2 MILES TO EDINBURGH WAVERLEY STATION.  
AIRPORT - APPROXIMATELY 10 MILES TO EDINBURGH AIRPORT.  
BUSES - WITHIN 100 METRES.

## LOCATION

The highly regarded residential area of Blackford lies to the south of the City Centre. The area is well served by a good range of local amenities including shops and recreational facilities with Blackford Avenue Convenience store and Post Office within walking distance to the property. Newington, Morningside and Marchmont, with their vast choice of amenities, are also easily accessible. Leisure-wise, the choice is excellent and includes many fashionable bars, bistros and restaurants, in addition to the Festival Théâtre and the Royal Commonwealth Swimming Pool. Pleasant walks are available at the nearby Blackford Hill and Hermitage of Braid. An efficient public transport network operates to most parts of the City and surrounding areas with a direct bus route to Morningside and the City centre. The City Bypass and main motorway networks are also within easy reach.

### EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, OVEN, FRIDGE/FREEZER, WASHER/DRYER AND MICROWAVE.

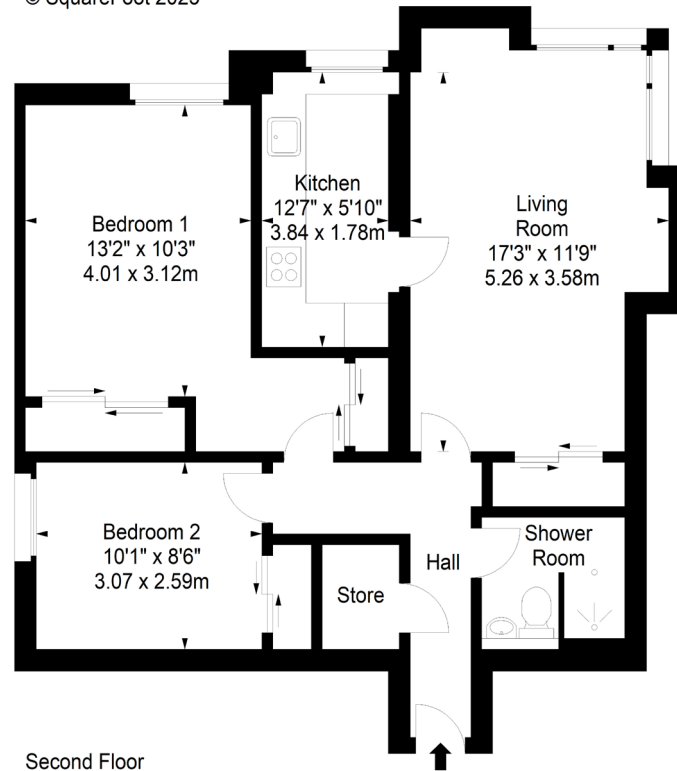




**Blackford Avenue,  
Edinburgh,  
Midlothian, EH9 3HN**



Approx. Gross Internal Area  
735 Sq Ft - 68.28 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



Second Floor



**ENERGY PERFORMANCE  
CERTIFICATE RATING C**



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**WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.