





## 9/17 Charterhall Grove, Edinburgh, EH9 3HX

### Description

Bright and generously proportioned two bedroom top floor flat in the sought after Blackford area. The property has an exceptional outlook with views over The Reid Memorial Church, Arthur's seat and The Craggs. It is located in close proximity to the King's Buildings campus of the University of Edinburgh and also near various Edinburgh Napier University buildings. As such, it would make an ideal investment property and it may also appeal to families given the excellent schools nearby. The building is in the process of having extensive maintenance work carried out including having the car park area redeveloped and the lift being overhauled. The current owner has paid the share towards the first phase of repairs including the lift but prospective buyers would be expected to take on responsibility once the scope of the renovation of the car port has been agreed. It is understood that estimates have been obtained and it may cost around £1000 per property. Features include a south facing sun terrace / balcony, electric heating, double glazing and there is a shared garden.

The well proportioned accommodation comprises:

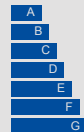
- Entrance hall with storage cupboard with two storage cupboards
- Generous living room with full length windows and door leading onto the south facing balcony
- Fitted kitchen with a range of wall and base mounted beech wood effect shaker style units, laminate worktops with inset stainless steel sink and appliances including an electric hob, oven, fridge freezer and washing machine



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- Two spacious double bedrooms with built-in wardrobes
- Bathroom fitted with a bath with electric shower over, pedestal wash basin and WC

#### Location

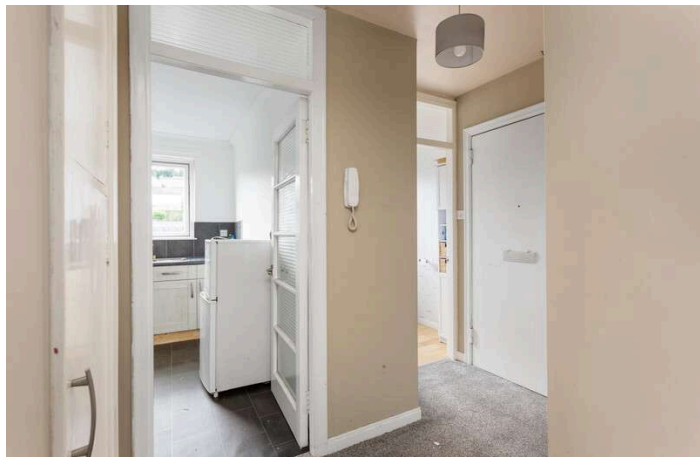
Blackford is a highly sought after area in south Edinburgh which lies between Newington and Morningside and The Grange. The area is well served by a good range of local amenities including excellent schools and local shops. Neighbouring Newington and Morningside offer a broader, more extensive range of shopping facilities as well as bars, cafes and restaurants. Pleasant walks are available at the nearby Blackford Hill and Hermitage of Braid. There are a number of golf courses nearby including Craigmillar Park, Mortonhall, The Braids and Prestonfield and the Royal Commonwealth Swimming Pool is also close by. There is a frequent bus service running from nearby to the City Centre and surrounding area. It is also well placed for Edinburgh and Napier Universities.

#### Extras and disclaimer

The usual warranties from the Scottish Standard Clauses edition 5 are excluded for the white goods / appliances, electric heaters and the immersion heater. It is understood that the heaters are not in working order and that the washing machine does not work. It is being sold as seen.

#### Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



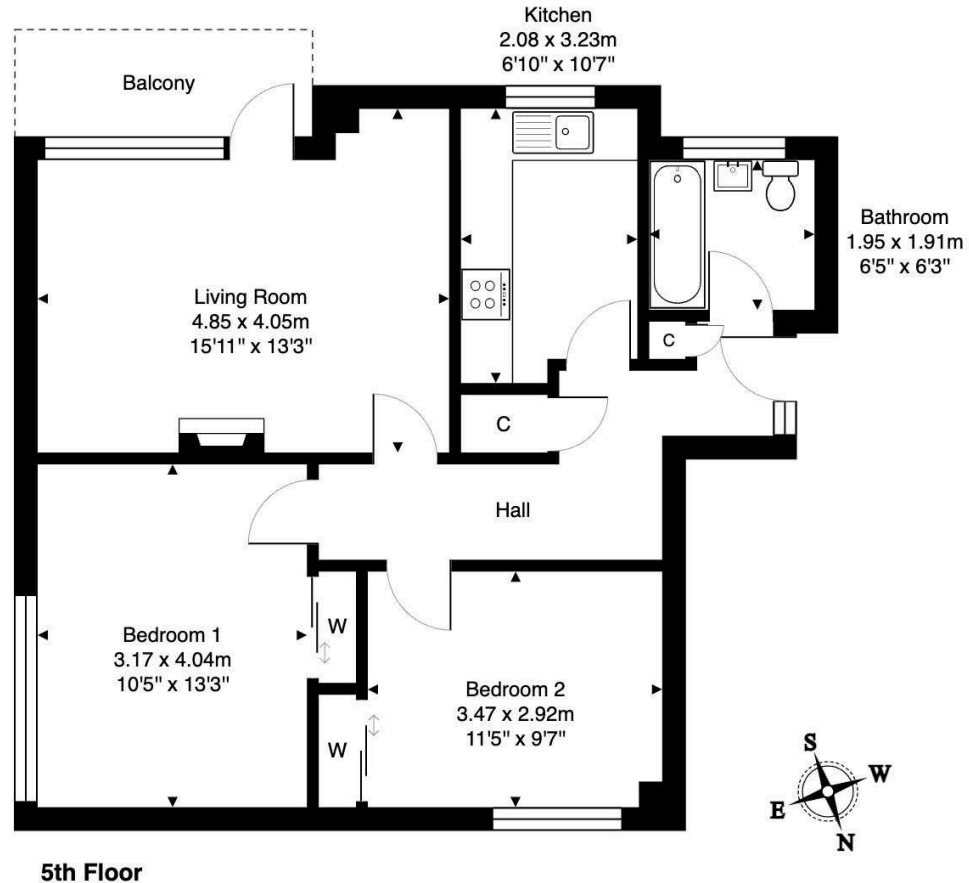












**Flat 17, 9 Charterhall Grove, Edinburgh, EH9 3HX**

Total Area: 63.3 m<sup>2</sup> ... 681 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**DMD** | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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