

**34 Blackford Bank, Blackford  
Edinburgh, EH9 2PR**

OFFERS OVER £275,000



drummondmiller



- End terrace villa in peaceful setting near Blackford pond
- Living room and separate kitchen
- 2 bedrooms and modern wet room upstairs
- Potential for rear extension (subject to consents)
- Gas central heating and double glazing
- Easily kept garden plus nearby allocated parking/garage space
- Sciennes/James Gillespie school catchment
- EPC D

### Description

In a peaceful leafy spot, this end terraced villa would be a comfortable and easily managed home for purchasers of all age groups. It was built in the mid 1970's and boasts a classic internal layout (50sqm). There is a living room having a wide picture window to both front. The kitchen is well fitted and affords direct access enclosed rear garden. Two double bedrooms (one with in-built storage) and the bright wet room (formerly a bathroom) has been transformed with modern white sanitary ware. The property may have the potential for a rear extension (subject to necessary consents).





### Central Heating and Double Glazing

Gas central heating is complemented by double glazing.

### Garden and Parking/Garage Space

The garden to the front, side and rear have been designed for ease of maintenance. An allocated parking bay is only a few steps away from the property which offers the potential to construct a garage.

### Location

Blackford is a most popular and highly sought after area of Edinburgh, close to excellent local amenities including Edinburgh University and the Kings Buildings Campus. There are local shops nearby including a Newsagent/Post Office and Convenience Store and Morningside is a short drive/bus journey away with a wonderful selection of bars, cafes, restaurants, shops and supermarkets. Leisure pursuits include walks around the Blackford Hill Local Nature Reserve and Hermitage of Braid. The Pentland Hills Regional Park is a short drive away and offers walking, biking, pony-trekking and skiing at Hillend snow sports centre. Warrender Swim Centre and the Royal Commonwealth Pool are both relatively close and for the golf enthusiast The Braid Hills and Craigmillar Park Golf courses are within easy reach. For entertainment there is the Church Hill and Kings Theatres, the fabulous art deco, independent Dominion Cinema and the Queens Hall in Newington. There are regular bus services to the city centre and Edinburgh City By-pass is within easy reach, offering links to the major road networks and Edinburgh International Airport.

### Extras

The sale price includes carpets, blinds, cooker washing machine are included in the sale price.

### EPC and Council Tax Band

The property lies in Council Tax Band D and has a D EPC rating.

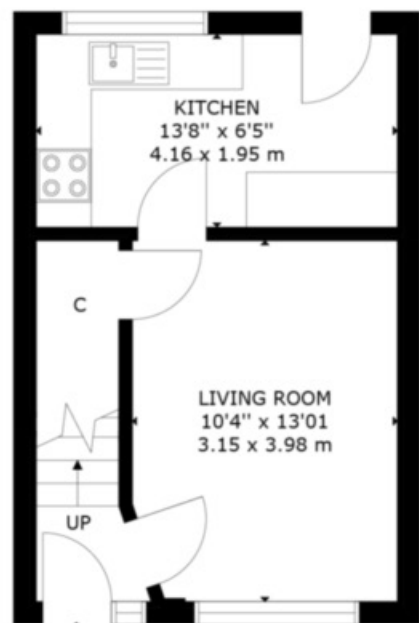
### Home Report

The property has been valued at £280,000 and the Home Report is available from the ESPC web site.

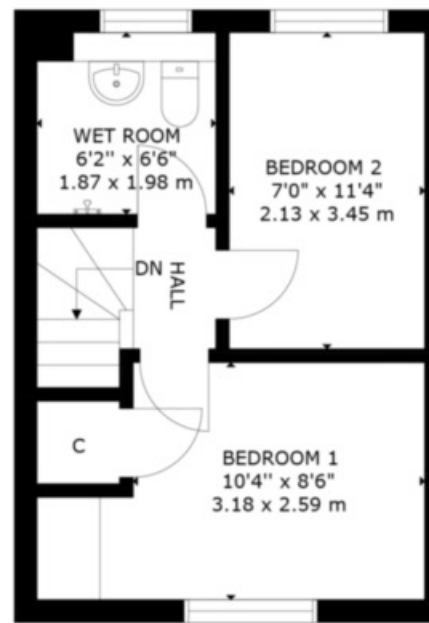
### Viewing

Telephone Agent 0131 229 3399 (0759 58 20611 out with office hours).





GROUND FLOOR



FIRST FLOOR



34 BLACKFORD BANK, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 545 SQ FT / 50 SQ M  
 All measurements and fixtures including doors and windows are approximate and  
 should be independently verified.  
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