

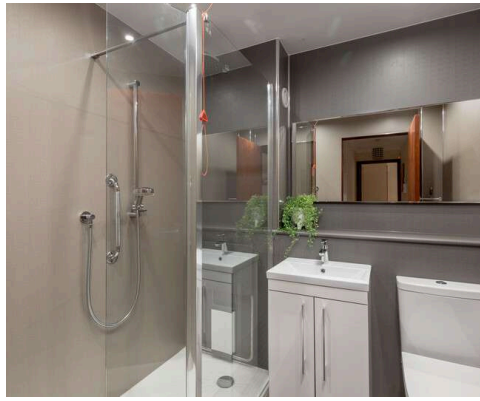
BLACKFORD

39/4 BLACKFORD AVENUE
EH93HN



EPC RATING: C

OFFERS OVER £175,000



BEAUTIFULLY PRESENTED ONE BED RETIREMENT FLAT IN DESIRABLE BLACKFORD LOCATION

This neutrally decorated, superb one bed ground floor flat has been updated with contemporary kitchen & bathroom fittings and is ready to move into. It has the added bonus of a south facing conservatory off the lounge, ideal for relaxing on sunny days. Located round the corner from a Post Office & handy Avenue Store and overlooking The Reid Memorial Church it is close to bus stops for easy access to Morningside, Marchmont, Cameron Toll and the city centre.

VIEWING

By Appt Pls call 0131 4466850

PROPERTY DESCRIPTION

- 'L' shaped hallway with large storage cupboard housing hot water tank
- Spacious living/dining room with south facing window overlooking the church opposite
- South facing sunny conservatory off the living room with space to sit and grow plants – ideal for relaxing in the Summer or Winter
- Fully fitted kitchen with excellent range of sleek cream high gloss units with dark 'wood' trim, open shelving, integrated appliances and a useful breakfast bar
- Large bedroom with mirrored fitted wardrobes
- Beautifully modernised shower room with wetwall, large walk-in shower unit, high gloss vanity sink & wc
- Timber double glazed windows & electric storage heating & hot water
- Well maintained communal gardens with sunny seating area & residents' lounge, together with resident and visitor parking
- Trinity Factors manage this well established development and there is a charge of approximately £1866 per annum for the upkeep of all the communal areas, lighting, lifts, intercom system, block buildings insurance, 24-hour careline & house manager
- 1% of the purchase price is payable by the buyer to Trinity Factors to go towards a common repair slush fund
- Single occupants must be age 60 while, in the case of couples, one person must

AREA

Blackford is a very popular area in the South of the city with great links to Morningside, the Grange and Marchmont, with their excellent range of supermarkets, independent shops, coffee shops, restaurants, bars and speciality food stores. Cameron Toll shopping centre is also a short drive away. There are also a wide range of amenities available, including a library in Morningside, the very popular Dominion Cinema & Church Hill Theatre, together with leisure & golf (Craigmillar Park Golf Club) facilities. The flat is also well placed for lots of walks and open spaces including Blackford Hill & Pond and The Hermitage. There is easy access both into town via the numerous bus services and out

of town to the city bypass and beyond.

EXTRAS

The blinds/curtains, light fittings, electric hob, electric oven, microwave, cooker hood, dishwasher, fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£185,000

Living/dining room	16'2 x 10'10 (4.93 x 3.30m)
Conservatory	9'1 x 4'10 (2.77 x 1.47m)
Kitchen	13'8 x 5'10 (4.17 x 1.78m)
Bedroom 1	13' x 10'1 (3.96 x 3.07m)

Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

