



## 11/1 East Champanyie, Edinburgh, EH9 3EL

### Description

Bright and well presented one bedroom ground floor flat located in the prime residential area of Blackford, within south Edinburgh. The property is in good condition and freshly decorated and carpeted in a neutral colour scheme throughout and would make an ideal starter home for a first time buyer or as an investment flat, given the proximity to Edinburgh University and the King's Buildings. The property benefits from gas central heating (the boiler has been serviced annually with Gas Safety Certificates issued) and it also has double glazing.

The accommodation comprises:

- Entrance hall, with secure entryphone system
- Generous rear facing living room with dining alcove & pleasant outlook
- Spacious double bedroom with built-in wardrobes
- Partially tiled bathroom fitted with a pedestal wash basin, WC and bath with Mira electric shower over
- Fitted kitchen with range of wall and base mounted units, laminate worktops with inset stainless steel sink and appliances including an electric hob with extractor hood, electric oven, washing machine and fridge freezer

### Outside and Gardens

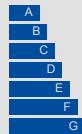
Allocated parking space within the private residents' car park. There is further parking available on street. There are pleasantly landscaped communal garden grounds including a courtyard area to the front of the property, and a private rear garden with bin storage, and paved and grass areas.



### 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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### Location

The property is located in the highly sought after Blackford district located to the south of the City Centre. The area offers well regarded local schooling at both primary and secondary levels in both public and private sectors, a wide variety of convenience shopping including Cameron Toll retail centre and a range of leisure and recreational facilities. In addition the property is well placed for the Commonwealth Swimming Pool, tennis, squash and various outdoor pursuits at Blackford Hill, Holyrood Park and Arthur's Seat. It is also close to Edinburgh University and in particular the King's Buildings campus. The area is well served with restaurants, theatres, bistros and cultural amenities and although the City Centre is within walking distance a frequent bus service operates to and from the centre and the neighbouring suburbs. The Edinburgh City Bypass is within quick and easy reach linking with the central Scotland motorway network.

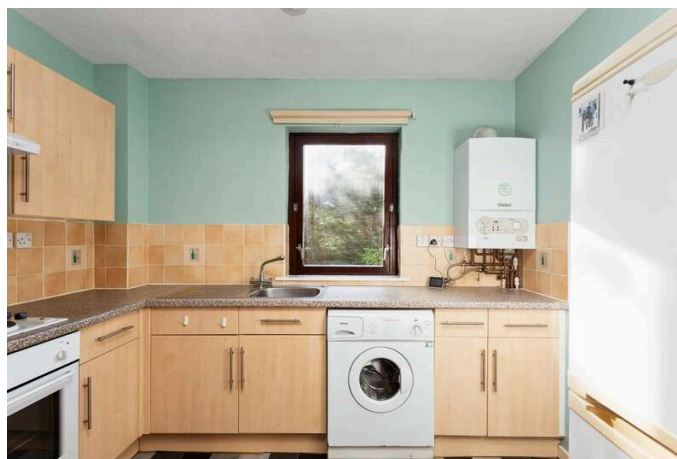
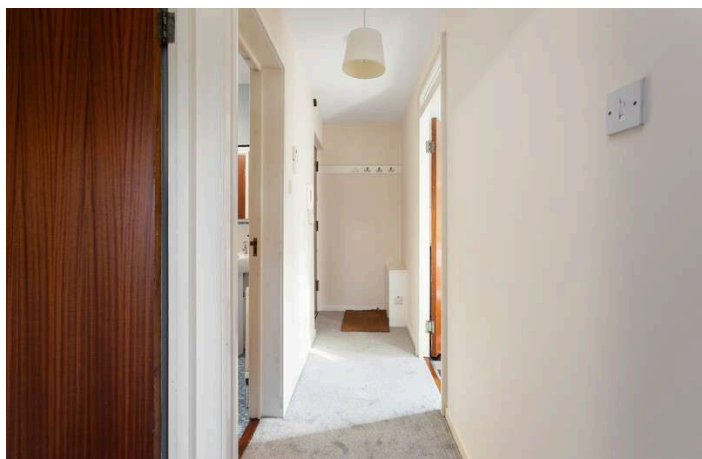
### Extras

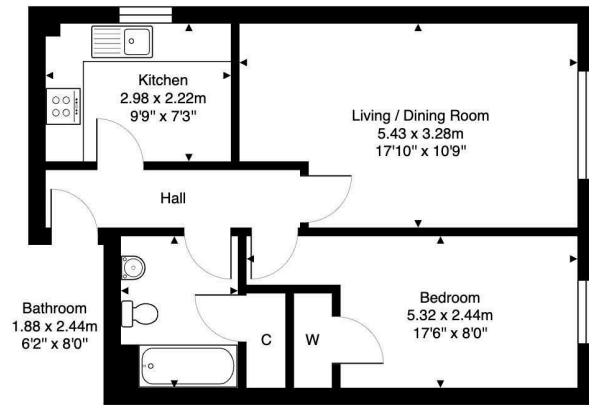
The fixed floor coverings, light fittings, kitchen appliances and blinds are included in the sale.

### Common maintenance and repairs

The East Champanyie Residents Association takes care of common areas, grass cutting etc. The charge each residence per year is £40.00. The No.11 East Champanyie Owners Association organises cleaning, maintenance and repair of common areas for No. 11 only. The charge for each residence is £40 per month.

Council tax - Band C





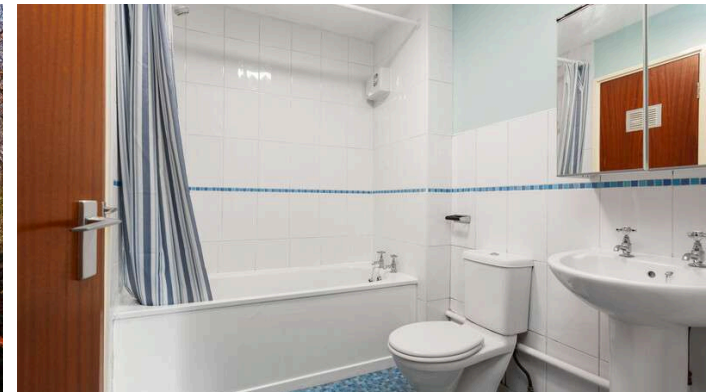
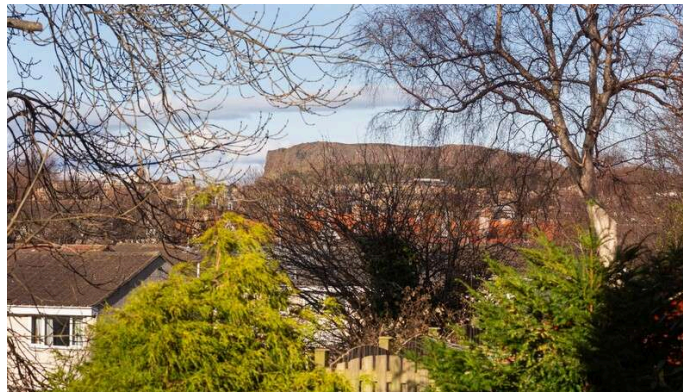
Ground Floor



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Total Area: 47.0 m<sup>2</sup> ... 506 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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