



COULTERS[©]

96/1 BLACKFORD AVENUE

BLACKFORD, EDINBURGH, EH9 3ES

 2 BED

 1 BATH

 1 PUBLIC



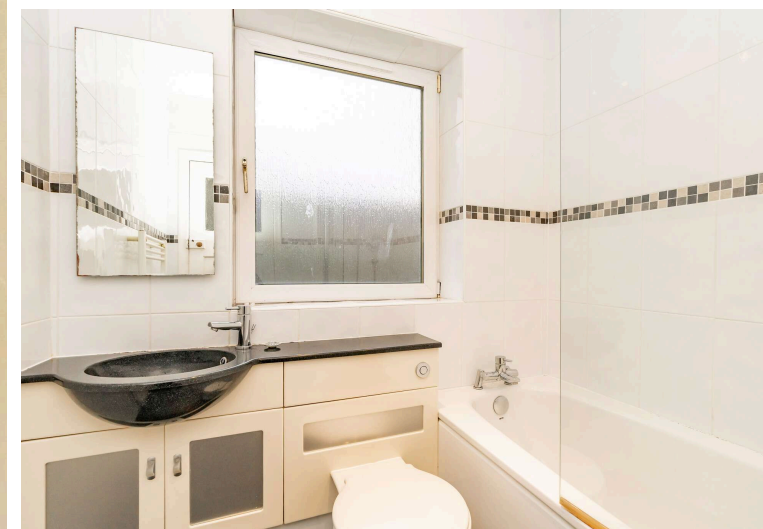
TAKE A LOOK INSIDE

Offering exceptional views towards Arthur's Seat and Salisbury Crags, this two bedroom flat forms part of a traditional tenement situated within the desirable district of Blackford to the south of Edinburgh's city centre. Situated on the first floor, the property boasts classical proportions and period details and provides a blank canvas for a new owner.

Upon accessing the property, there is a welcoming entrance hall which is home to a large storage cupboard. The sitting room has a charming bay window that offers unobstructed views of Arthur's Seat. There is an adjoining kitchen complete with an integrated oven and hob as well as freestanding washing machine and fridge freezer. Both bedrooms are doubles which offer plenty of room for furniture. The fully tiled bathroom has a bath with overhead shower, shower screen, basin with vanity unit and WC.

KEY FEATURES

-  First floor flat with great potential.
-  Outstanding direct view of Arthur's Seat.
-  Shared gardens to the rear.
-  Unrestricted on-street parking.
-  Lovely walks at nearby Blackford Hill.
-  Highly regarded schooling nearby.



The accommodation has the benefit of gas central heating, double glazing and a secure entry system. There is a shared garden to the rear and unrestricted on street parking is available in front of the property.

EXTRAS

The property is sold as seen with all light fittings, fitted flooring, blinds, curtains and white goods included in the sale.



THE LOCAL AREA

Leafy Blackford is one of Edinburgh's most desirable residential areas. Close to not only Blackford Hill and the wooded nature reserve of The Hermitage of Braid with beautiful views and picturesque walks, the property is minutes from Liberton, Prestonfield, and the Braid Hills Golf Courses. Enjoy further superb recreational amenities at Craiglockhart Leisure and Tennis Centre and those at the iconic Royal Commonwealth Pool. Experience vibrant dining and drinking spots in nearby cosmopolitan Morningside. With the Grange, Newington, and Morningside on the doorstep, local shopping needs are well-catered for including a Waitrose and Marks and Spencer Simply Food. Cameron Toll Shopping Centre which houses a large Sainsbury's and Aldi along with other retailers is a five-minute drive.

Well-regarded schooling includes Canaan Lane Primary School and James Gillespie's Primary and High School with private options such as George Watson's College and Merchiston Castle School. It is ideally situated for The Royal Infirmary, The University of Edinburgh King's Buildings, and Napier University's Merchiston Campus. Regular bus services take you swiftly into Edinburgh's City Centre and the City Bypass and Edinburgh International Airport are within easy reach.

GET IN TOUCH



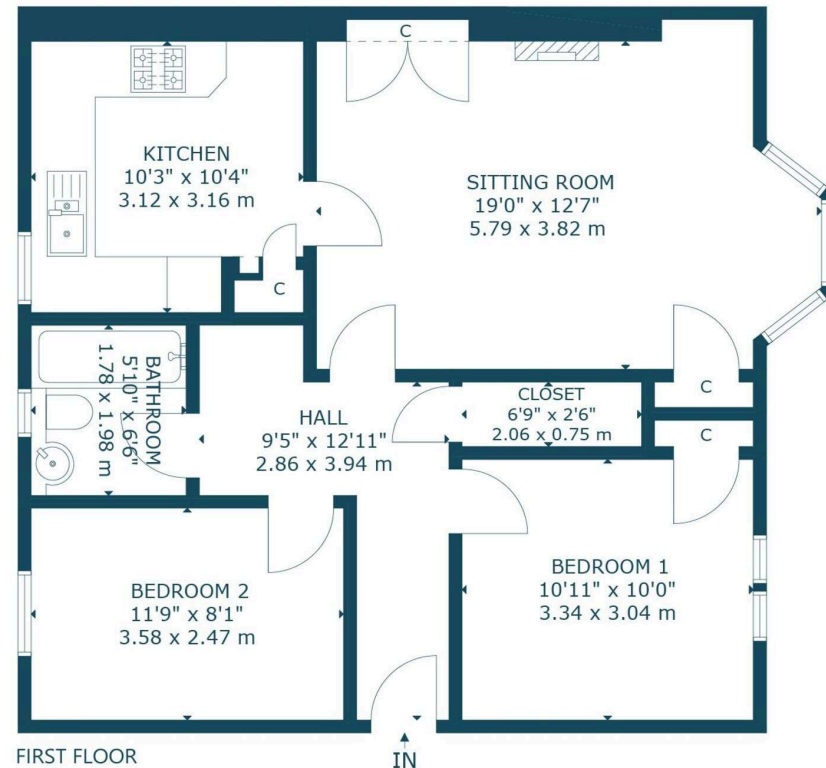
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96/1 BLACKFORD AVENUE, BLACKFORD, EDINBURGH, EH9 3ES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 716 SQ FT / 67 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.