



39/21 Blackford Avenue
Blackford, Edinburgh, EH9 3HN

CALL US ON 0131 447 4747

39/21 Blackford Avenue, Blackford, Edinburgh, EH9 3HN

**Viewing Arrangements: By appointment, please telephone
selling agents on 0131 447 4747.**

- Shared secure entry.
- Stairs & lift to upper levels.
- Reception hall with excellent walk-in storage & further storage cupboard.
- Attractive & good sized living room/dining room with open outlook.
- Fitted kitchen with appliances.
- Generously proportioned double bedroom with two sets of built in mirrored wardrobes.
- Further double bedroom with built in mirrored wardrobes.
- Wet room with electric shower.
- Electric heating.
- Double glazing.
- Well-maintained communal grounds.
- Residents' parking.
- Visitors parking.
- House manager.
- 24 hour care line system.
- Communal lounge & kitchen.



GENERAL DESCRIPTION

A well-presented second floor flat part of a sought after retirement development in the desirable Blackford district of the City, a short journey to the south of Edinburgh City Centre and within walking distance to a range of local amenities. The property is perfect for somebody downsizing and looking to stay within the area.

FACTORING NOTE:

The development is factored by Trinity Factors with an approximate charge of £2,100 per annum. This covers the maintenance of all the communal areas, the blocks building insurance, 24 hour careline system and house manager. Please note single occupants must be aged 60 and in the case of a couple, one person must be at least 60 while the other 55 years of age. 1% of the purchase price is payable by the buyer to Trinity Factors to go towards a communal repair slush fund.

COUNCIL TAX BAND	E.
TRAIN STATION	APPROXIMATELY 2.1 MILES TO EDINBURGH WAVERLEY TRAIN STATION.
AIRPORT	APPROXIMATELY 11.8 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 50 METRES.

LOCATION

Blackford is a sought after area to the south of the city. There are 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 is also a wide range of amenities available, including a post office and Avenue Store within 100m, Newington library, the popular Dominion Cinema, Churchill Theatre, together with leisure and golf (Craigmillar Park Golf Club) facilities and the Reid Memorial Church is across the road. The flat is also well-placed for lots of walks and open spaces include 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 by-pass and beyond.

EXTRAS:

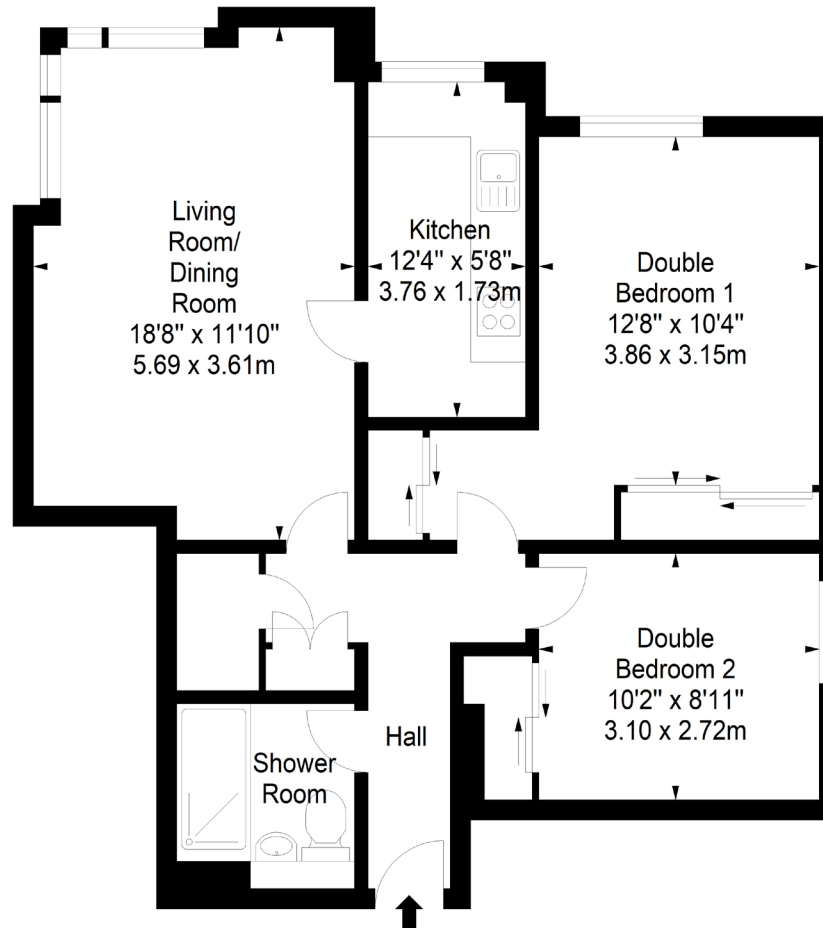
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES FOR ANY OF THE KITCHEN APPLIANCES. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



**Blackford Avenue,
Edinburgh,
Midlothian, EH9 3HN**



Approx. Gross Internal Area
719 Sq Ft - 66.80 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING D**

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.