

COULTERS[©]

145 BLACKFORD AVENUE

BLACKFORD, EDINBURGH, EH9 3HQ

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

145 Blackford Avenue is a superb 3 bedroom semi-detached house situated in the highly desirable area of Blackford in the south of Edinburgh.

With stunning views towards Arthur's Seat, the property is ideally positioned for excellent local schooling, the University of Edinburgh's King's Buildings, and beautiful green spaces, including Blackford Hill and The Hermitage of Braid.



Superb 3 bedroom semi-detached house.



Private front and rear gardens.



Unrestricted on-street parking.



Wonderful views from the upstairs windows.



Now in need of refurbishment.



Highly desirable location adjacent to Blackford Hill.



EPC Rating - D



Council Tax Band - F



The property, which is now in need of refurbishment, has private garden grounds to the front and rear. There may be potential, subject to the necessary planning consents, to extend the house to the side, in a similar way to others on the street.

The accommodation comprises on the ground floor - vestibule; hall; sitting room; family/dining room with door to the rear garden; and kitchen with pantry and door to the outside. On the first floor - two double bedrooms, further single bedroom and bathroom. The rooms to the rear of the upstairs offer wonderful views towards Arthurs Seat and Edinburgh Castle whilst Craigmillar Golf Course can be seen from the front.

A timber store is situated to the side of the house.





THE LOCAL AREA

Blackford is a highly sought-after residential area, offering a tranquil setting with easy access to the city centre. Excellent local amenities include a variety of shops, cafes, and restaurants, while nearby Cameron Toll Shopping Centre provides further retail options.

For outdoor enthusiasts, Blackford Hill, the Hermitage of Braid, and the Meadows offer fantastic green spaces for walking, running, and cycling. Golfers can enjoy nearby Craigmillar Park Golf Club. The property is also conveniently close to the University of Edinburgh's King's Buildings and the Royal Infirmary is easily accessible.

Blackford is well-served by outstanding transport links, with regular bus services providing swift connections to the city centre and beyond. The City Bypass is a few miles to the south, ensuring convenient travel to Edinburgh Airport and the wider motorway network.

The property falls within the catchment for Sciennes Primary School and James Gillespie's High School, both highly regarded. For private education, George Watson's College, George Heriot's School, and Merchiston Castle School are all within easy reach.

EXTRAS

The property is sold as seen.

The house has double glazing and gas central heating.

HOME REPORT VALUATION: £550,000





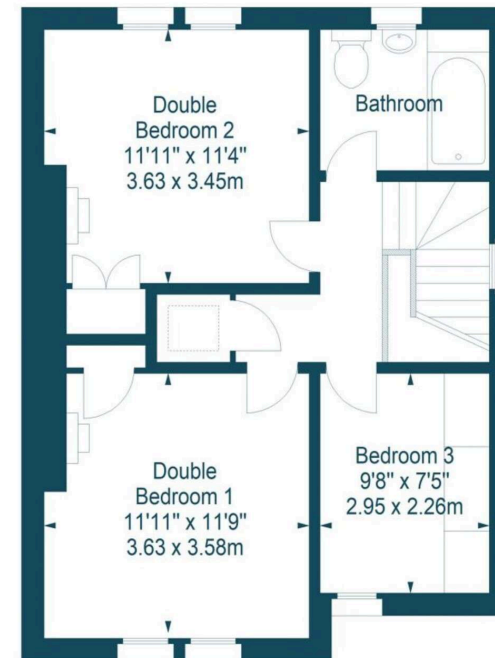
Blackford Avenue, EH9 3HQ



Approx. Gross Internal Area
1243 Sq Ft - 115.47 Sq M
(including Lean-to)
For identification only. Not to scale.
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Ground Floor



First Floor

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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.