



**39/26 Blackford Avenue**  
Edinburgh, EH9 3HN



# *"39/26 Blackford Avenue is a well-presented third floor flat part of a sought after retirement development"*

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIRWELL
- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- COMMUNAL GARDEN GROUNDS
- RESIDENTS PARKING
- HOUSE MANAGER
- 24-HOUR CARE LINE
- COMMUNAL LOUNGE & KITCHEN









### 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.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



### DESCRIPTION

39/26 Blackford Avenue is a well-presented third 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 and is in move-in condition.

The accommodation comprises: secure door entry; stairs & lift to upper levels; hallway with excellent storage cupboard; attractive & good sized living room/ dining room with open outlook and sunroom off; fitted kitchen with appliances; generously proportioned double bedroom with built in mirrored wardrobes; second double bedroom with built in mirrored wardrobes and a shower room with large walk in shower.

Further benefits include electric heating, double glazing, well-maintained communal grounds, residents' parking, visitors parking, house manager, 24-hour care line system, communal lounge & kitchen.

### EPC RATING

The energy efficiency rating for this property is band C.





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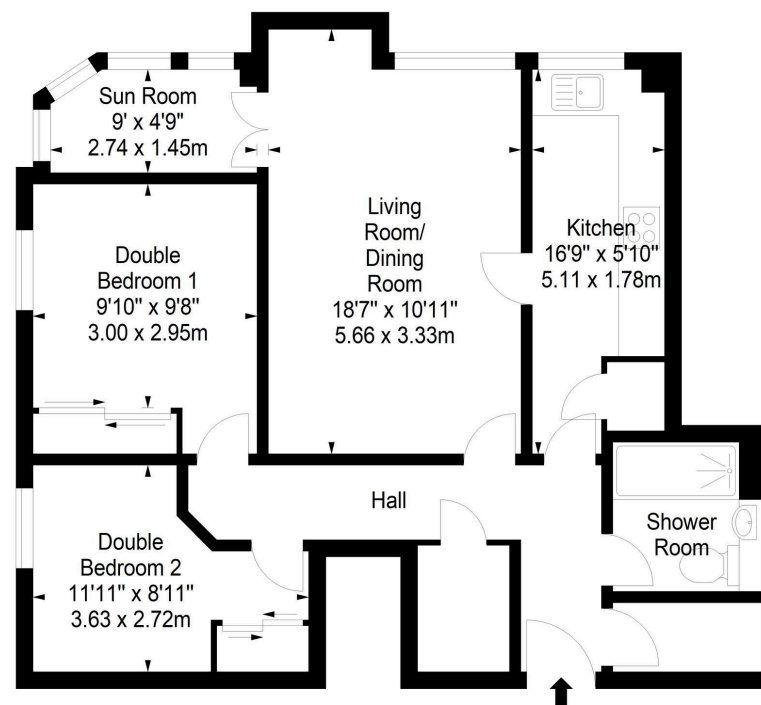
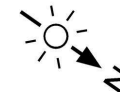
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**Blackford Avenue,  
Edinburgh,  
Midlothian, EH9 3HN**



Approx. Gross Internal Area  
740 Sq Ft - 68.75 Sq M  
For identification only. Not to scale.  
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Third Floor

266-268 Portobello High Street,  
Edinburgh, EH15 2AT

T: 0131 669 2121

Fraser Falconer - 07825 951348

admin@annan.co.uk

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**zoopla**

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