

21G (flat 12) Watertoun Road, Blackford, Edinburgh, EH9 3HZ



21G (flat 12) Watertoun Road | Blackford | EH9 3HZ

Description

The space and versatility impress most on first entering this stylish 2 bedroom apartment. The hall leads off to generous Bedroom 1, with en-suite, and sizeable Bedroom 2, while no fewer than 5 storage cupboards in the hall itself provide extra convenience. There is also a good-sized bathroom, while leading off to the right is the substantial kitchen/living space, with bifold and single doors opening out to the private patio or balcony, perfect for sipping your morning coffee in the sun or winding down after a busy day.

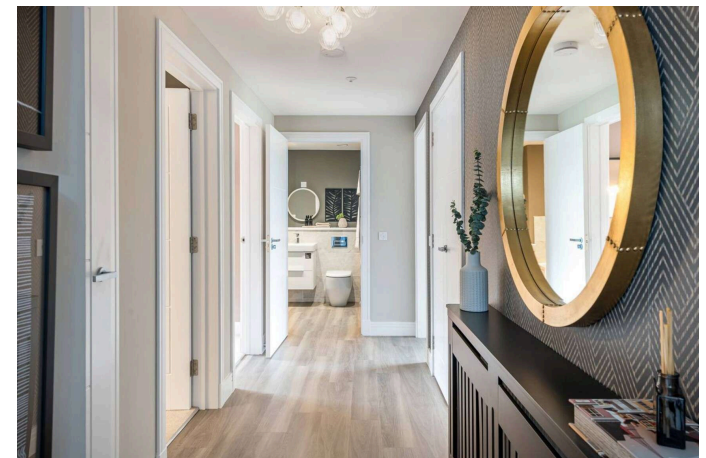
- Stylish 2 bedroom top floor apartment
- Private south facing balcony, overlooking allotments
- Integrated kitchen appliances as standard
- Bedrooms overlooking the development's central landscaped avenue
- Excellent storage throughout
- Lift access
- Overall size of 836 Sq. Ft.
- One of only 14 apartments available at St Crispin's Court
- Located in the well-connected area of Blackford, South Edinburgh
- Management fee - Annual Factor Fee £922.02 Plus £450 Float Fee

Images are for illustrative purposes and layouts may vary depending on the individual plot

EPC Rating: B

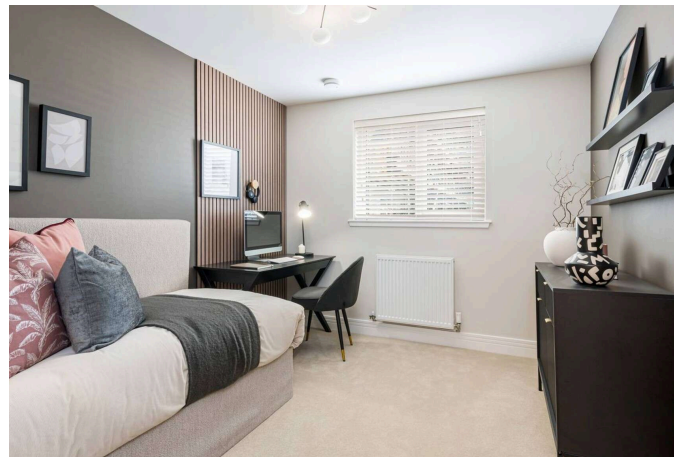
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Blackford is a highly desirable area, located to south of Edinburgh City Centre and offers incredible walks through the nearby Braid Hills. Residents can enjoy far reaching views of the city and leafy surrounds within a short stroll of the property. Cameron Toll shopping centre is situated nearby and offers numerous supermarkets and shopping options. The popularity of the area is accounted for not only by its pleasant, quiet and leafy streets, but also by its convenient location for access to schools, local amenities and road links both in and out of town. Nearby Bruntsfield, Morningside and Newington provide a wealth of charming local shops, bars, cafes and restaurants, along with a cinema, theatre and a choice of supermarkets. The location is particularly convenient for access to the Edinburgh University's King's Buildings and the Royal Infirmary. Recreational facilities within easy reach include the open spaces of Blackford Hill and The Hermitage of Braid. The city bypass is a short drive away and provides easy links to the Scottish motorway network and Edinburgh International Airport. There are also excellent bus services which run to and from the city centre. The open spaces of the Meadows, Bruntsfield Links, Blackford Hill and the Hermitage are all close by.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

