

19A Watertoun Road, Blackford, Edinburgh, EH9 3HZ



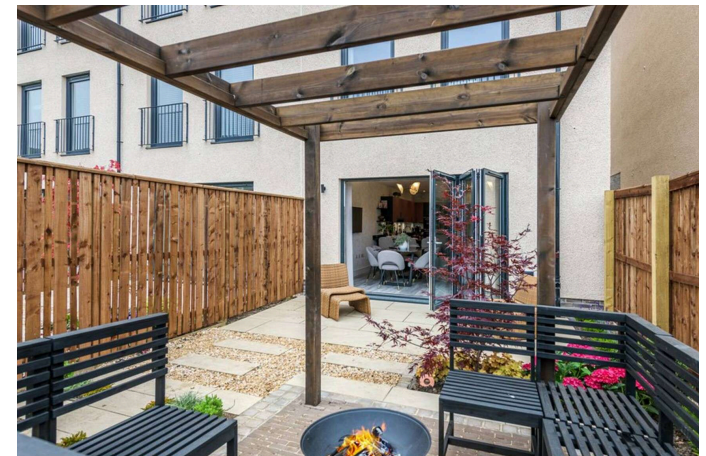
Description

The Pentland's impressive dimensions and intelligent design add up to a home that will cater effortlessly to all members of the family. The ground floor's separate study is ideal for homework, or working from home, should the need arise, while the huge kitchen/family/dining room opens out to the private garden through bifold doors. It's the highly impressive, dual aspect drawing room that gives the first floor much of its wow factor, along with its spacious en-suite Bedroom 1. On the top floor, the convenient laundry room will help to keep your washing out of your living spaces, with a family bathroom also separating Bedrooms 2 & 3, all with fitted wardrobes, located at either end of the landing.

- 3 bedroom plus study
- Impressive, end-terrace townhouse
- Energy efficient
- Superb views from the first and top floor towards the Craggs
- Private driveway with EV charging provision
- Bi-fold doors leading to a well proportioned garden, enjoying evening sun
- Open plan ground floor kitchen/family and dining area
- A German kitchen with Siemens integrated kitchen appliances as standard
- Impressive dual aspect drawing room on first floor
- A separate laundry room on top floor
- Management fee - Annual Factor Fee £146.92 Plus £100 Float Fee

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

EPC Rating: B

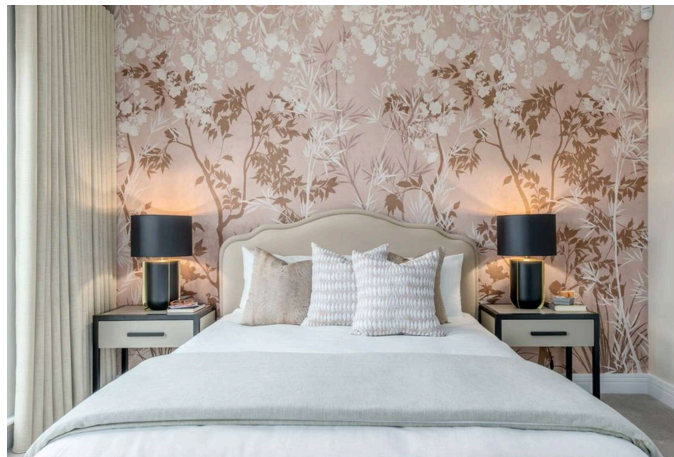


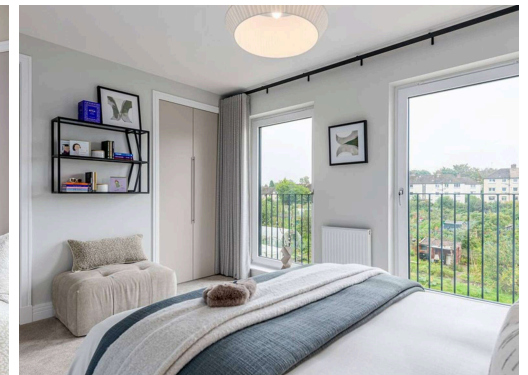
Location

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.

Price and Viewing

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





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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.

