



GIBSONKERR
Personal, Family Law & Property

23/4 Watertoun Road
Blackford, Edinburgh, EH9 3HZ



Property Summary

Welcome to 23/4 Watertoun Road, a bright and stylishly presented first-floor flat nestled within the leafy residential neighbourhood of Blackford. Flooded with natural light, the home offers a warm and inviting atmosphere, with a spacious living and dining room centred around a feature fireplace and a contemporary fitted kitchen designed for modern living. Three versatile bedrooms, including one ideal as a home office, provide flexible accommodation to suit a range of lifestyles. Ideally positioned close to excellent local amenities, well-regarded schools, and scenic green spaces, the property also benefits from easy access to Edinburgh city centre via excellent transport links.

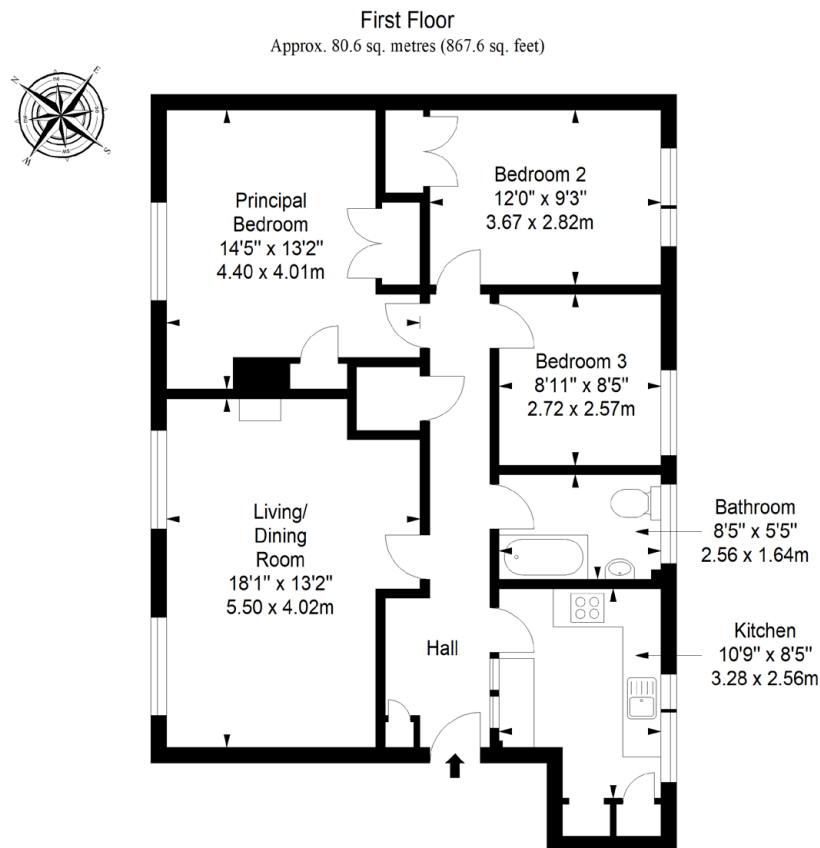
Extras: All fitted floor and window coverings, light fittings, and appliances are included.

Features

- First-floor flat in Blackford
- Part of an established residential neighbourhood
- Welcoming hall with storage
- Light-filled living and dining room with fireplace
- Modern fitted kitchen
- Main bedroom with a built-in wardrobe
- Two more bedrooms, one with a wardrobe
- Modern bathroom with overhead shower
- Thriving lawned garden
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C



Floorplan



Total area: approx. 80.6 sq. metres (867.6 sq. feet)

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.