



Spacious 2 Bedroom First Floor Flat with garden

2 Bed 1 Bath 2 Reception

A spacious two bedroom first floor flat, with garden, in the popular Blackford area of Edinburgh. The property – which benefits from electric heating, secondary glazing and a private garden to the rear – now requires some modernisation but has considerable potential. The property is situated in a sought after area to the south of the city centre and within easy reach of the many amenities in Marchmont, Morningside and Newington. The building is accessed via a secure entry-phone system into a well-maintained communal hallway shared with only one other property. To the front is the bright and well-proportioned bay-windowed sitting room with fireplace and cornice work. Also to the front is the larger of the two double bedrooms. Quietly positioned to the rear are the second bedroom, the bathroom and the dining room. Off the dining room is the kitchen which comes with fridge/freezer, washing machine and cooker with electric hob, grill and oven. No warranty is given for the cooker as the oven section is not working. Completing the accommodation is a useful box room off the hallway.

Please note that no warranty will be given for the systems and appliances – they are sold as seen

Features

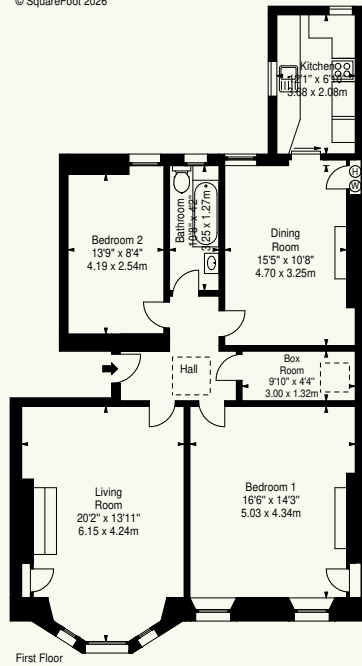
- First floor flat
- Popular area
- Spacious bay-windowed sitting room
- Dining room with kitchen off
- Principal bedroom
- Second double bedroom
- Family bathroom
- Private rear garden
- Electric heating
- Secondary glazing
- EPC Rating F

Offers Over £280,000

Charterhall Road,
Edinburgh,
Midlothian, EH9 3HW



Approx. Gross Internal Area
1078 Sq Ft - 100.15 Sq M
For identification only. Not to scale.
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Blackford is a much sought after residential area, bordered to the north by the Grange and to the south, by the delightful open spaces of Blackford Hill and Craigmillar Park Golf Club. Whilst the city centre lies approximately 2 miles away and is readily accessible via regular public transport services, there are local shopping facilities within a few minutes on foot and both neighbouring Morningside and Newington offer the very widest selection of small independent shops, supermarkets, cafes, bars and restaurants, theatres and galleries. The Cameron Toll shopping centre plays host to a number of High Street names, as well as a Sainsbury supermarket.

Excellent schools are nearby including the James Gillespie primary and senior schools, and Edinburgh University King's Buildings is just a short walk away. Edinburgh Royal Infirmary, the Medical School, Bio Centre and new Sick Kids are all readily accessible. Leisure options include several golf courses, a range of facilities at the Royal Commonwealth Pool and the wonderful open spaces of both the Braid and Blackford Hills. The Edinburgh city by-pass is within a short drive and gives access to the west side of the city, Edinburgh International Airport and the central motorway network.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm (no appointment necessary) or by appointment

Contact Lindsay on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.