



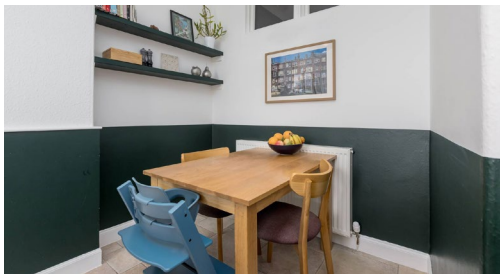
7/1 Maurice Place
Blackford, Edinburgh, EH9 3EP

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Secure shared entry system.
- Welcoming reception hall with useful storage.
- Stunning bay-windowed living room with feature wood-burning stove.
- Stylish dining kitchen with central island and integrated appliances.
- Separate utility room, with appliances available by separate negotiation.
- Two generously proportioned double bedrooms.
- Spacious box room, ideal as a home office or study.
- Contemporary shower room.
- Gas central heating and double glazing.
- Retaining many attractive period features.
- Well-maintained communal rear gardens.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A fabulous first-floor flat forming part of a traditional tenement building in the prestigious and highly sought-after Blackford district of Edinburgh. Perfectly positioned to take advantage of an excellent range of local amenities and offering easy access to Edinburgh City Centre, this attractive property will appeal to a wide variety of purchasers. Located within the catchment area for highly regarded schools, the flat is presented to the market in true move-in condition.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, CURTAIN POLES AND WINDOW BLINDS ARE INCLUDED IN THE SALE, TOGETHER WITH THE INTEGRATED KITCHEN APPLIANCES COMPRISING THE HOB, OVEN AND DISHWASHER. THE FITTED BOOKSHELVES IN BEDROOM TWO AND THE BESPOKE WINDOW SHUTTERS IN THE LIVING ROOM WILL ALSO BE INCLUDED WITHIN THE PURCHASE PRICE. THE FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND TUMBLE DRYER MAY BE AVAILABLE BY SEPARATE NEGOTIATION

LOCATION

Blackford is one of Edinburgh's most prestigious and sought-after residential districts, renowned for its leafy surroundings, excellent amenities and convenient access to the city centre. The area offers a superb range of local shops, cafés and restaurants, whilst nearby Cameron Toll Shopping Centre provides an extensive selection of high street retailers and supermarkets. Outdoor enthusiasts are particularly well catered for, with the open green spaces of Blackford Hill, the Hermitage of Braid and The Meadows all within easy reach, offering excellent opportunities for walking, running and cycling. Craigmillar Park Golf Club is also close by for those with an interest in golf. The property is ideally located for the University of Edinburgh's King's Buildings campus and the Royal Infirmary of Edinburgh, making it an attractive proposition for professionals and academics alike. Regular bus services operate throughout the area, providing swift and easy access to Edinburgh City Centre and surrounding districts. The City Bypass is also within easy reach, offering convenient links to Edinburgh Airport, the Queensferry Crossing and Scotland's central motorway network. The property lies within the catchment area for the highly regarded Canaan Lane Primary School (P1-P4) and James Gillespie's Primary School (P5-P7), progressing thereafter to James Gillespie's High School. A number of excellent private schools, including George Watson's College and George Heriot's School, are also readily accessible.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

E.
APPROXIMATELY 1.5 MILES TO EDINBURGH WAVERLEY STATION.
APPROXIMATELY 11 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.



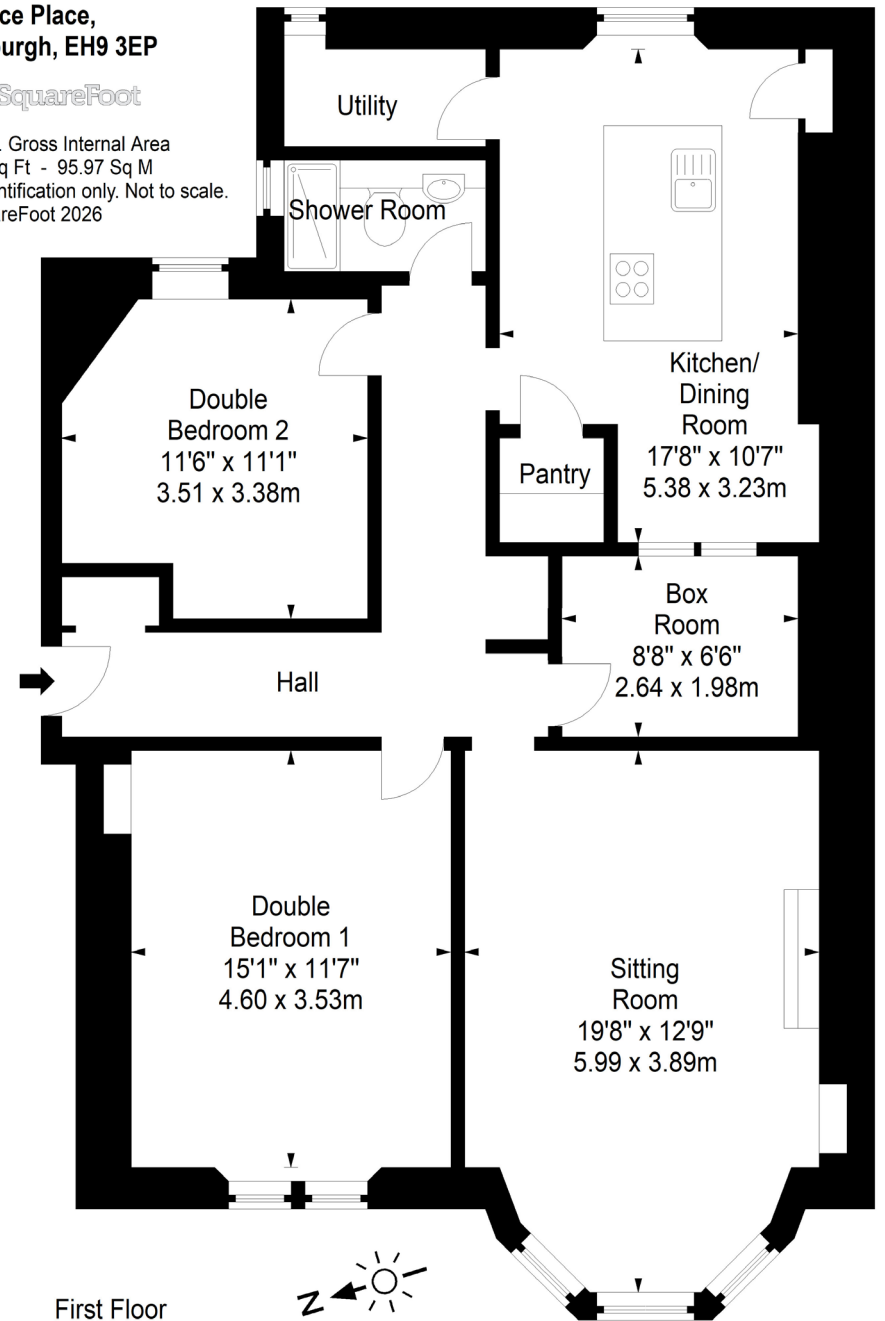


ENERGY PERFORMANCE
CERTIFICATE RATING C

**Maurice Place,
Edinburgh, EH9 3EP**



Approx. Gross Internal Area
1033 Sq Ft - 95.97 Sq M
For identification only. Not to scale.
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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.