



19 Blackford Hill Rise,
Edinburgh EH9 3HB



19 Blackford Hill Rise is a substantial 4 bedroom detached house with private gardens to the front and rear, a garage, and a driveway

 4 Bed  2 Bath  2 Reception

Situated in the highly sought-after residential district of Blackford and with truly outstanding and expansive views towards Arthur's Seat and Edinburgh Castle, 19 Blackford Hill Rise is a substantial 4 bedroom detached house with private gardens to the front and rear, a garage, and a driveway. The property is now in need of modernisation throughout and offers the opportunity to create a superb home. The accommodation, in brief, comprises – entrance hallway with storage, sitting room, dining room, kitchen, 4 double bedrooms (1 ensuite), and shower room. The is a large basement as well as a substantial attic space, which offers the potential for conversion.

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

Features

- Sought after residential location
- Truly outstanding views
- Good local amenities
- Requires modernisation throughout
- 2 public rooms
- 4 double bedrooms (1 ensuite)
- Shower room
- Excellent storage with conversion potential
- Private front and rear gardens
- Garage and driveway
- EPC Rating D

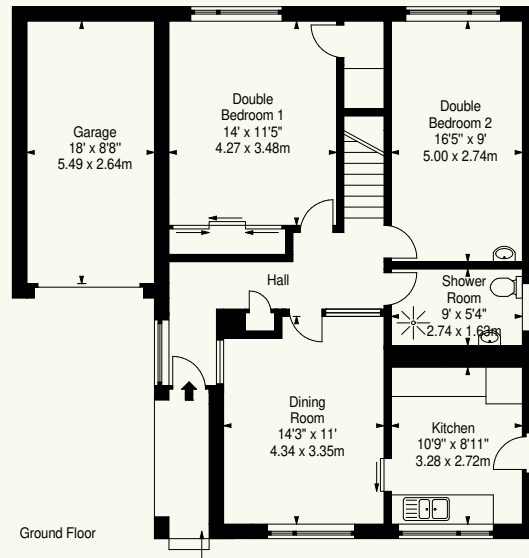
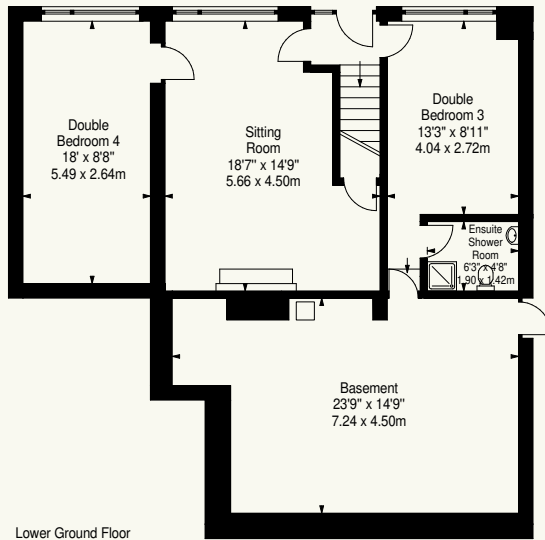
Offers Over £650,000

**Blackford Hill Rise,
Edinburgh,
Midlothian, EH9 3HB**



Approx. Gross Internal Area
1426 Sq Ft - 132.48 Sq M
Basement
Approx. Gross Internal Area
315 Sq Ft - 29.26 Sq M
For identification only. Not to scale.
© SquareFoot 2026

Garage
Approx. Gross Internal Area
158 Sq Ft - 14.68 Sq M



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 bypass 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 Lindsays 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.