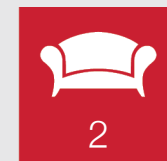




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The right way to move

12 Gardiner Grove, Blackhall

Edinburgh EH4 3RT



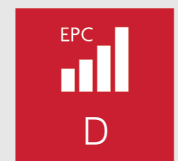
2



3



3



EPC

D



Summary

Offering generous and flexible accommodation, this three-bedroom semi-detached bungalow enjoys a desirable position in sought-after Blackhall. The characterful home now requires modernisation, presenting an exciting opportunity for its new owner to put their own stamp on the interiors. The main floor comprises a bay-fronted living room, spacious dining room, kitchen, two bedrooms, a versatile box room, bathroom with shower-over-bath, and shower room. Upstairs, the third bedroom benefits from built-in storage and an en-suite WC. The property is complemented by established private gardens with multiple outbuildings, an attached greenhouse, and a multi-vehicle driveway. Extras: All fitted floor and window coverings and light fittings are included.

Features

- Three-bedroom semi-detached bungalow
- Sought-after Blackhall location
- Exciting opportunity for modernisation
- Bay-fronted living room
- Spacious dining room
- Fitted kitchen
- Three bedrooms
- Versatile box room
- Bathroom, shower room, and en-suite WC
- Gas central heating and double glazing
- Established private gardens with greenhouse
- Multi-vehicle private driveway



“A characterful and flexible bungalow offering exciting modernisation potential in highly sought-after Blackhall.”







“Generous three-bedroom accommodation, established private gardens, and excellent parking in a desirable Blackhall setting.”



Floorplan



Main Floor



Floor Level 2



Approximate total area⁽¹⁾

123.1 m²
1325 ft²

Reduced headroom

1.7 m²
18 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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