



9/1 MARISCHAL PLACE

Blackhall, Edinburgh, EH4 3NF



1

Public Room



1

Bedroom



1

Bathroom

9/1 MARISCHAL PLACE

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ith its prime position in sought-after Blackhall, 9/1 Marischal Place combines a leafy residential setting with excellent connectivity across Edinburgh and beyond. Murrayfield, the West End and the city centre are all within easy reach, while frequent bus services provide convenient connections to Princes Street, George Street, Edinburgh Waverley and Haymarket.

For leisure, Ravelston Park and Corstorphine Hill are close by, alongside the cafés, restaurants, high-street stores and amenities of Craighleith Retail Park.

The flat features a living room, kitchen, double bedroom, box room/study and bathroom, complemented by a shared garden and on-street parking. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

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RECEPTION ROOMS & LIVING SPACE





FEATURES

- First-floor flat in sought-after Blackhall
- Part of a traditional building
- Secure shared entrance and phone entry
- Bright bay-windowed living room with fireplace
- Fitted kitchen with good workspace
- Generous double bedroom with en-suite basin
- Versatile box room ideal as a study
- Bathroom with overhead shower
- Communal rear garden
- Unrestricted on-street parking
- Gas central heating
- Double and secondary glazing







THE BEDROOMS
& BATHROOMS



BLACKHALL, EDINBURGH

Hugged by large green areas of natural beauty, Blackhall is a tranquil, sought-after suburb situated just a few miles from the bustling city centre, with excellent local amenities, schools, and outdoor pursuits. Nearby Craigmile Shopping Park houses high-street stores and major supermarkets, whilst Blackhall and the surrounding area offer a range of independent outlets, cafés, pubs, takeaways and restaurants, and a library.

The area is renowned for its excellent private and state schools at primary and secondary levels, and enjoying the outdoors and staying fit could not be easier, with the scenic, leafy spaces of Ravelston Park, Ravelston Wood and Corstorphine Hill. Ravelston and Murrayfield golf courses, along with Murrayfield Stadium, offer a wealth of activities, sports clubs, events, and fixtures. The area is conveniently situated for commuting to the city centre, nearby Edinburgh airport and the motorway network. Excellent public transport is provided with regular day and night bus services.



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