



2 BED



1 BATH



EPC

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8 (2F1) MARISCHAL PLACE

Blackhall, Edinburgh, EH4 3NF

DAVIDSONSONS



Introducing a two-bedroom second-floor flat which forms part of a traditional tenement building in sought-after Blackhall, just a brief walk from Craigleith Shopping Park and moments from superb bus links. Inside, the home features neutrally decorated interiors with period details and four-panel wooden doors. It includes a southwest-facing reception room and openly accessed kitchen, two airy double bedrooms, and a three-piece bathroom. It also offers lovely views from its elevated position as well. Ideal for a wide range of buyers, the property provides an excellent base in a convenient location set within easy commuting distance of Edinburgh city centre.

Accessed via a secure telephone-entry system and shared stairwell, the flat's front door opens into a welcoming hall with built-in storage. The neutral styling and wooden floorboards flow from here into a charming living/dining room, creating a blank canvas that is easy for new buyers to add their own mark. The space is organised around a handsome focal-point fireplace, while a southwest-facing window captures a flood of natural light and far-reaching leafy views. Next door, the kitchen is openly accessed from the living area. It is fitted with base cabinets topped with worktops, and is arranged in a gallery-style layout. Fitted shelving provides further practicality, while a southwest-facing window ensures a light-filled cooking environment. It comes with an integrated oven and gas hob, as well as an undercounter fridge, and a washing machine.

PROPERTY FEATURES

- A charming second-floor flat with neutral décor
- Part of a traditional tenement building
- Located in sought-after Blackhall
- Secure telephone-entry system
- Welcoming hall with built-in storage
- Southwest-facing living/dining room
- Galley-style fitted kitchen
- Two double bedrooms (one with walk-in wardrobe)
- Bright bathroom with overhead shower
- Enclosed communal garden
- On-street parking available in the vicinity
- Gas central heating and double glazing





**SOUTHWEST-FACING
LIVING/DINING ROOM
AND A GALLEY-STYLE
FITTED KITCHEN**







Set side by side, the two bedrooms are both doubles that echo the aesthetic of the living area, balancing neutral tones with varnished wooden floorboards. The principal bedroom also features a handy picture rail and a walk-in wardrobe, whereas the second bedroom has an original feature fireplace for added decoration. A bright three-piece bathroom (with an overhead shower) completes the accommodation on offer. Gas central heating and double glazing ensure year-round comfort.

Outside, there is a sizeable communal garden which is enclosed by a traditional wall. Unrestricted on-street parking is also available in the vicinity.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge, and a washing machine to be included in the sale.



BLACKHALL

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 Craigmyle 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.



SOLICITORS, ESTATE AGENTS
AND NOTARIES PUBLIC

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