



29 Ross Gardens,
Edinburgh, EH9 3BR



3 1 1 77 C

29 Ross Gardens, Edinburgh, EH9 3BR

Located in the sought after Blackford area of Edinburgh is this deceptively spacious terraced house with large gardens. Offering well-proportioned accommodation with gas central heating and double glazed windows, the property would make a lovely family home.

The accommodation includes an entrance hallway with cupboard and a front facing lounge/diner with ample space for both living and dining furniture. The kitchen is fitted with base and wall units with oven, hob, hood, fridge/freezer and washing machine and tumble drier to remain. There is a cupboard housing the boiler and a door leads to the rear garden. There is a double bedroom on the ground floor and on the first floor are two double bedrooms and a bathroom with shower over the bath. A second staircase leads to the attic space with skylight windows and eaves storage.

The property enjoys well established gardens, the front being mainly laid to lawn and a morello cherry tree. The large rear garden is again mainly laid to lawn with plum, apple and damson trees.

Early internal viewing is essential to fully appreciate the well-proportioned accommodation on offer.

Blackford is a most sought after area situated around 2 miles from the city centre. There are good local shops within a short walk as well as a wide range of speciality shops, cafes and restaurants in nearby Newington and Morningside. Regular bus services run from this area to the City Centre or by travelling south links are provided to the City Bypass. The schools available in the area are highly regarded from nursery to senior level and for the more mature student the property is ideally situated for nearby Kings Buildings as well as Edinburgh University and Napier University campuses. It is also well placed for the Edinburgh Royal Infirmary at Little France and The Royal Hospital for Sick Children. Within walking distance is Craigmillar Park Golf Course and the local nature reserve Blackford Hill which offers superb views of the city or south to the Pentland Hills.

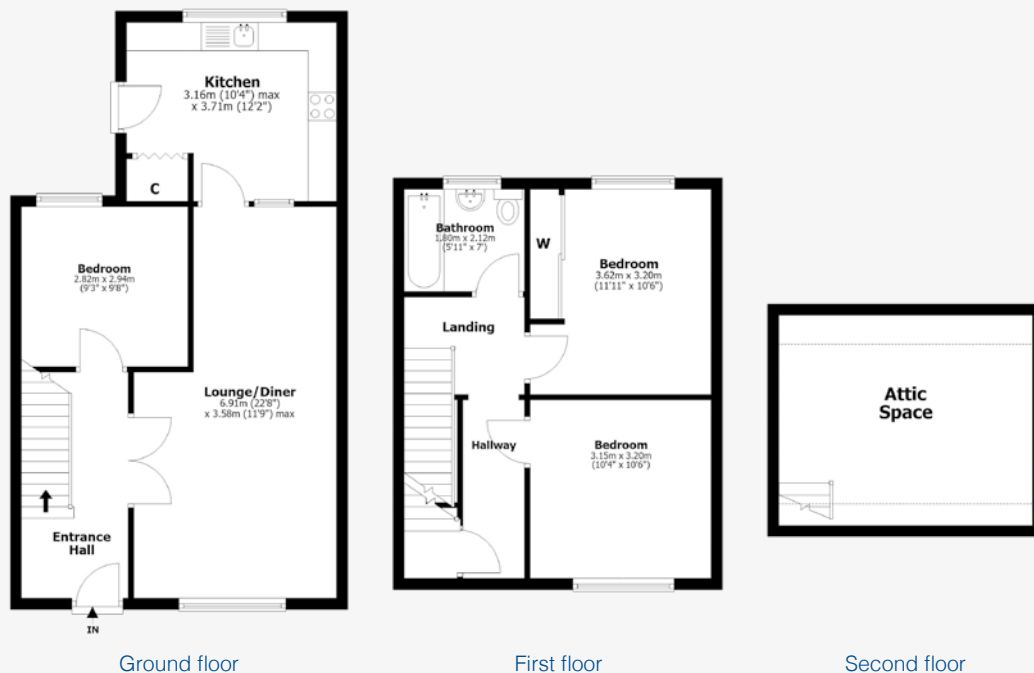


Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

Accommodation

Lounge/Diner:	6.9m x 3.58m	(22'8" x 11'9")
Kitchen:	3.7m x 3.15m	(12'2" x 10'4")
Bedroom 1:	3.63m x 3.2m	(11'11" x 10'6")
Bedroom 2:	3.15m x 3.2m	(10'4" x 10'6")
Bedroom 3:	2.95m x 2.82m	(9'8" x 9'3")
Bathroom:	2.13m x 1.8m	(7' x 5'11")



For more information or to register your interest, please contact:

Aberdein Considine
40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ

edi@acandco.com
acandco.com
0131 222 9000

Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



Aberdein Considine