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11

11 Maurice Place,
Blackford, Edinburgh
EH9 3EP

FOR SALE

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FABULOUS MAIN DOOR FLAT WITHIN A VICTORIAN RED SANDSTONE TENEMENT, BOASTING A WEALTH OF CHARACTER, PRIVATE FRONT AND REAR GARDENS.

Features.

- Entrance Vestibule
- Hall
- Lounge with Bay Window and Fireplace
- Kitchen/Dining Room
- Utility Room
- Two Double Bedrooms
- Shower Room
- Two Box Rooms
- Gas-fired central heating
- Double glazing
- Generous Storage
- Private Front and Rear Gardens



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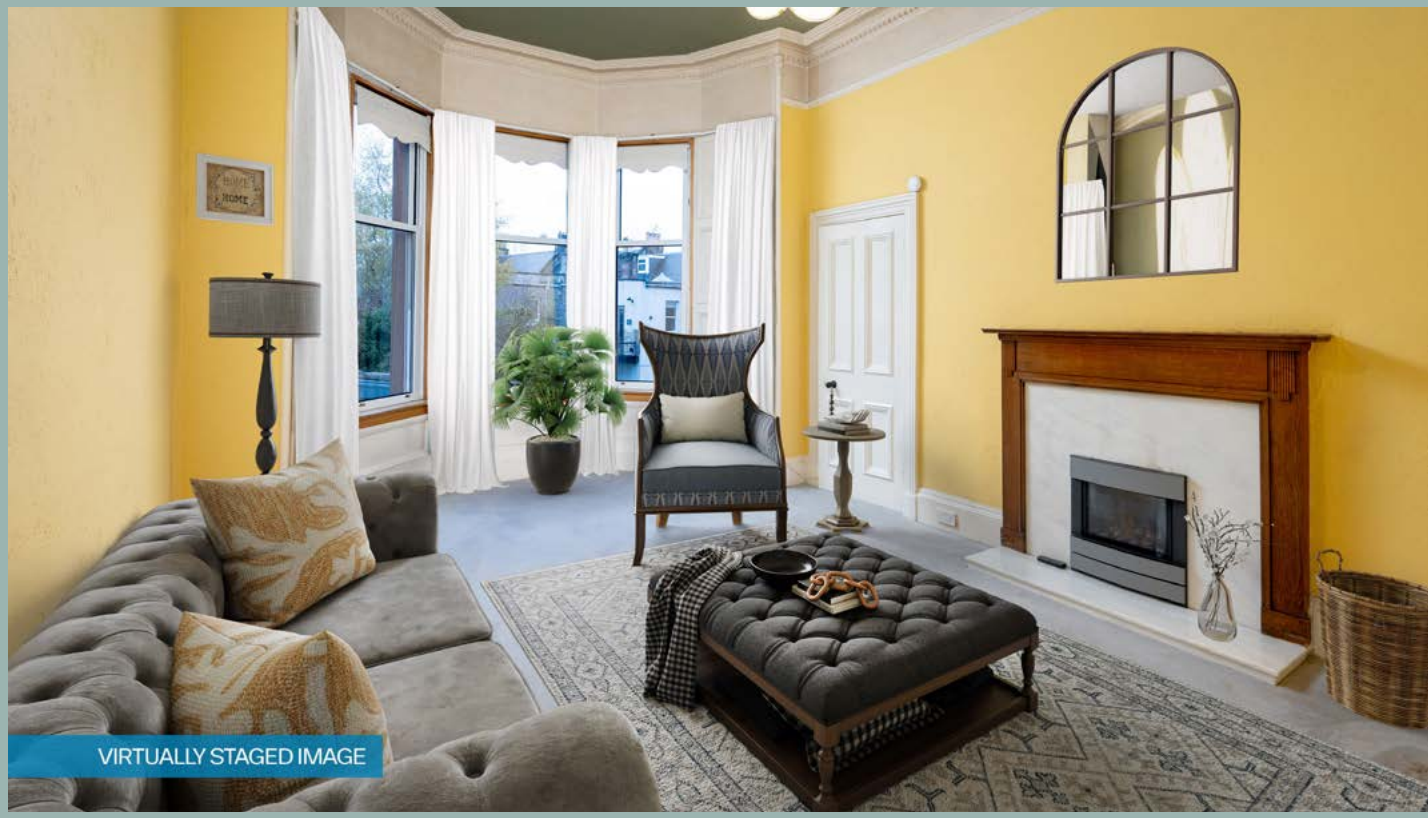
Property Summary.

The subjects comprise a main door Victorian flat which forms part of a beautiful red sandstone mid-terraced tenement.

Internally, this is a spacious, generously proportioned home which boasts a wealth of character and original features, including decorative cornicing, a bay windowed lounge with fireplace and panelled doors. A gas-fired combination central heating boiler serves panelled radiators throughout, complemented by double glazing, ensuring comfort and economy.

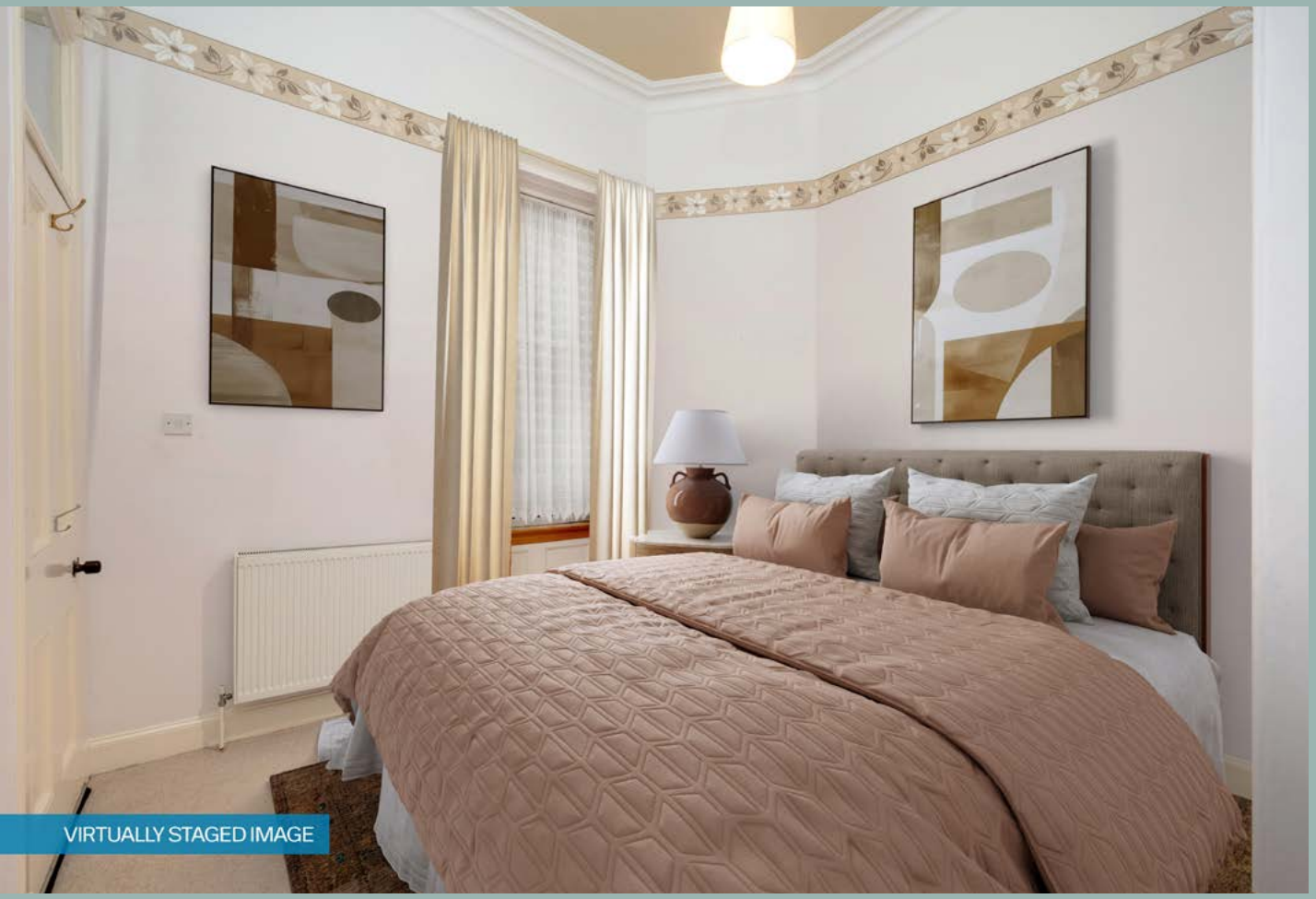
Although the property would benefit from modernisation, it presents an excellent opportunity for a purchaser to create a home tailored to their own style and requirements. Two generously sized box rooms provide excellent potential for conversion into en-suite facilities, home offices or additional storage, subject to the necessary planning and building consents.

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Property Summary.

The spacious dining kitchen is complemented by a separate utility room, which provides direct access to a private rear garden and a larger shared communal garden beyond. To the front, a small private garden sets the property back from street level, enhancing both privacy and kerb appeal.

Overall, this is a substantial and characterful home offering exceptional potential in a desirable residential setting.

Early viewing is highly recommended to fully appreciate the space, period features and opportunity on offer.

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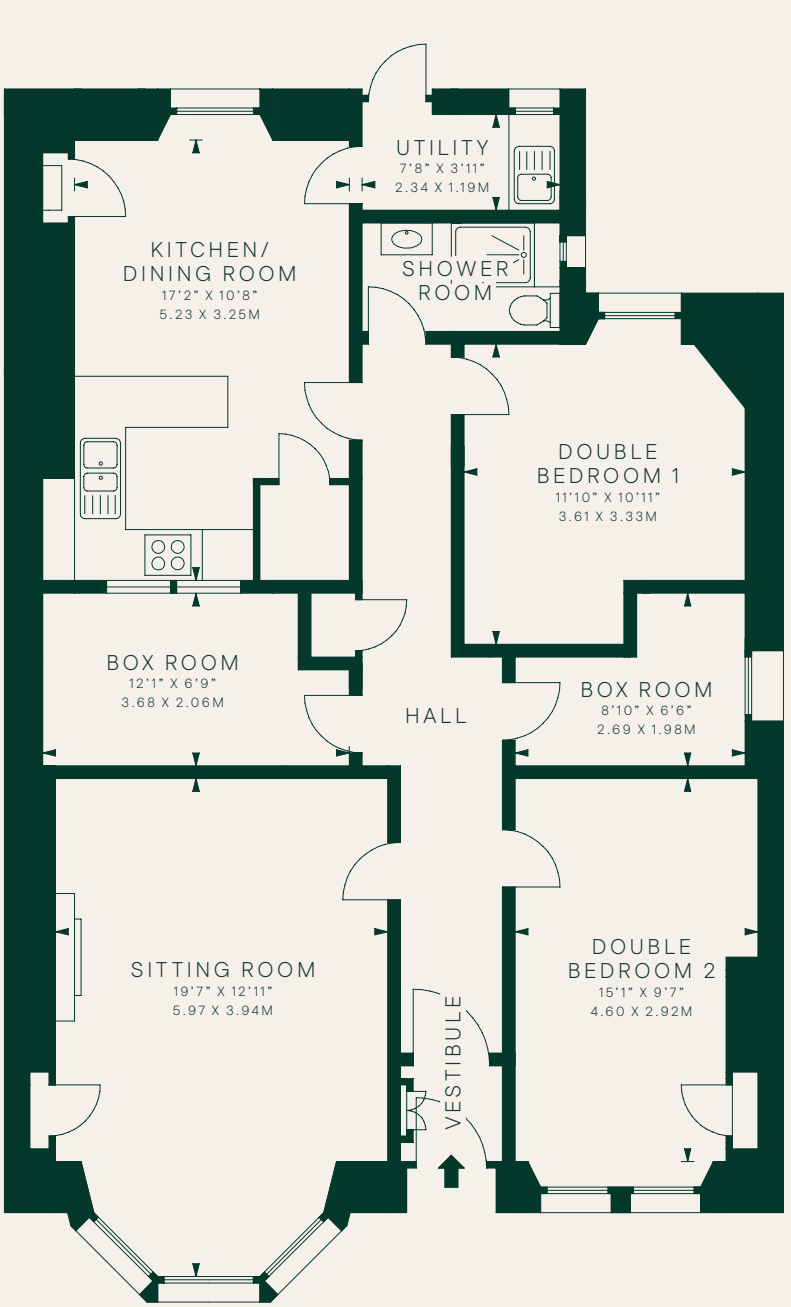
Floor Plans.

For Illustrative Purposes | Not to scale

Approximate Gross Internal Area: 1102ft² / 102.38m²

COUNCIL TAX BAND | E (currently)

ENTRY | Negotiable



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Extras.

All fitted carpets, blinds, the gas fire, light fittings and kitchen appliances. (Please note: All appliances will be sold as seen with no warranty or guarantee as to their working condition).

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Location.

Located within the Blackford district on the south side of the city, this property is perfectly located for first-class amenities. The main shopping district of Morningside is within close proximity, offering an abundance of coffee shops, a Waitrose, Marks & Spencer's food hall and specialist shops. Cameron Toll is also close-by where there are a range of main High Street outlets including Sainsbury's and Aldi stores. Regular bus services operate to and from the city centre and to the surrounding areas, with easy access available to the City Bypass which links to Edinburgh Airport and the main motorway networks.

The King's Buildings main science and engineering campus of the University of Edinburgh is within walking distance, including Blackford Hill scenic peak and nature reserve with the Royal Observatory, offering outstanding outdoor recreational space.

Contact.

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. 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. 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.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

