

92/2 Blackford Avenue
Blackford, EH9 3ES

Deans
Solicitors & Estate Agents LLP







FIRST FLOOR FLAT

- Sitting Room
- Dining Kitchen
- Three Bedrooms
- Box Room
- Gas Central Heating
- Well Maintained Communal Rear Garden
- Free On-Street Parking
- EPC Rating – E



Pleasantly positioned within a residential area, this generously proportioned first floor flat, forming part of a traditional building, is situated within the highly desirable location of Blackford and enjoys lovely views towards the iconic Arthur's Seat. Local amenities can be found within the area with further specialised shopping available at Cameron Toll Shopping Centre a short drive away along with well regarded primary and secondary schools. A bus stop can be found on the door step providing easy access to the City Centre and surrounding areas. The spacious accommodation would make an ideal purchase for the young professionals/family and comprises; secure entry phone system, welcoming entrance hallway with excellent storage, bay windowed sitting room with feature fireplace and ornate cornice work, modern well laid out dining kitchen, three delightful double bedrooms (one currently being used as a dining room), useful box room/study and contemporary wet room. There is a well maintained communal rear garden with free on-street parking. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, washing machine, dishwasher and lights shades. All appliances included in the sale are sold as seen with no warranty provided.





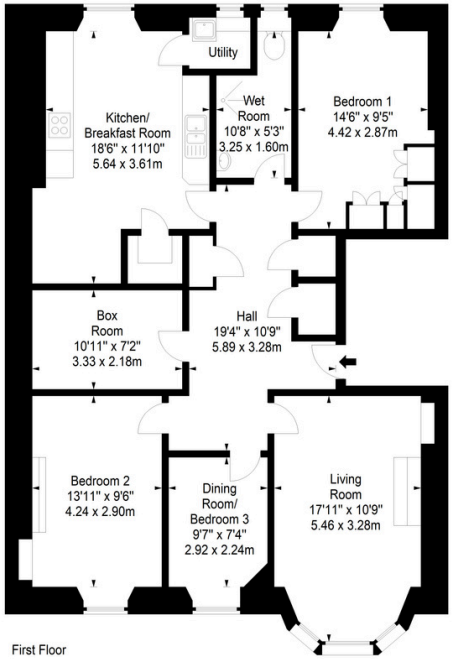




Blackford Avenue,
Edinburgh,
Midlothian, EH9 3ES

SquareFoot

Approx. Gross Internal Area
1150 Sq Ft - 106.84 Sq M
For identification only. Not to scale.
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First Floor







Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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