

2/6 Seaforth Drive

BLACKHALL | EDINBURGH | EH4 2BT

warners
solicitors & estate agents







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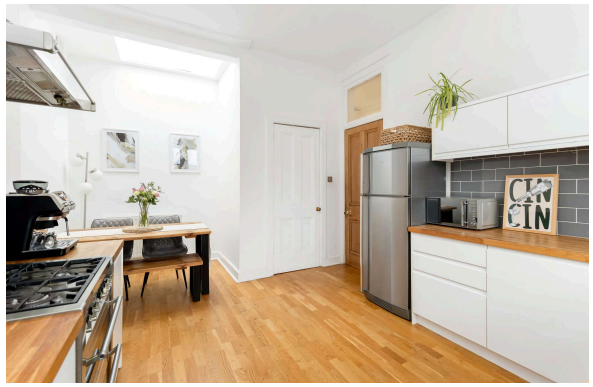
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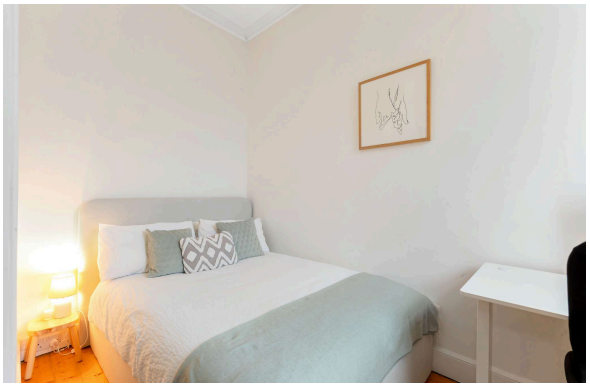
Warners are delighted to present this beautifully presented two-bedroom top-floor flat, forming part of an attractive traditional stone-built tenement in the highly sought-after Blackhall district of Edinburgh. Combining elegant period features with contemporary finishes, this impressive property offers bright, generously proportioned accommodation, attractive open views and access to a beautifully maintained communal rear garden. A welcoming reception hallway leads to the elegant living room, where high ceilings, decorative cornicing and quality wood flooring enhance the traditional character. Large, double-glazed sash and case windows flood the room with natural light and provide an attractive open outlook, while a striking feature fireplace creates a cosy focal point. The impressive kitchen/dining room features stylish contemporary cabinetry, solid wood worktops, tiled splashbacks, skylight and a range of appliances. A dedicated dining area enjoys excellent natural light, while a useful utility cupboard provides additional storage and laundry space. There are two well-proportioned double bedrooms, both tastefully decorated and offering ample space for freestanding furniture. A versatile box room with internal glazing is currently utilised as a home office, providing an ideal dedicated workspace. Completing the accommodation is a stylish bathroom fitted with a modern white three-piece suite and shower over the bath. Further benefits include gas central heating, double-glazed sash and case windows and a secure entry system. To the rear, the beautifully maintained communal garden is a particular highlight, featuring a generous lawn, mature trees and shrubs, together with a paved seating area, creating a peaceful outdoor retreat. Unrestricted on-street parking is also available. Blackhall is a highly desirable residential area, conveniently positioned for access to excellent local amenities, Craigleith Retail Park, Stockbridge and Edinburgh city centre, with excellent schooling and transport connections nearby. Early viewing is highly recommended to appreciate the superb presentation, period charm and generous accommodation offered by this outstanding home.

- Beautifully presented two-bedroom top-floor flat in sought-after Blackhall
- Attractive period features, high ceilings and quality wood flooring
- Elegant living room with feature fireplace, decorative cornicing and open views
- Stylish contemporary kitchen/dining room with skylight
- Two well-proportioned double bedrooms
- Versatile box room, ideal as a home office
- Contemporary bathroom with shower over bath
- Attractive period features, high ceilings and quality wood flooring
- Gas central heating and double-glazed sash and case windows
- Secure entry system
- Beautifully maintained communal rear garden
- On-street parking
- Excellent local amenities, schooling and transport links

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



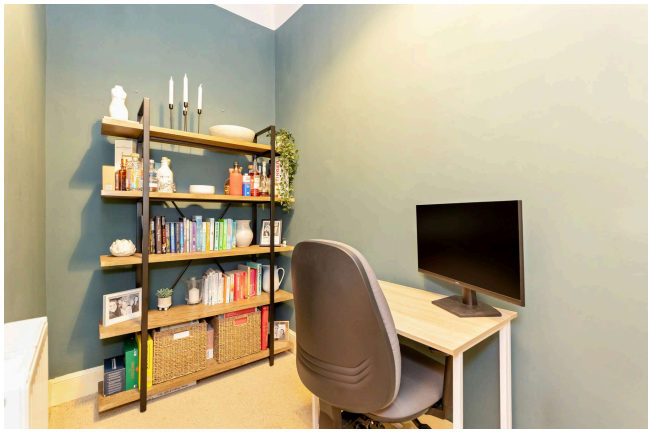




All integrated kitchen appliances will be included in the sale of the property along with the fridge/freezer & washing machine, other items include all curtains & blinds. EPC: C. CT: D.

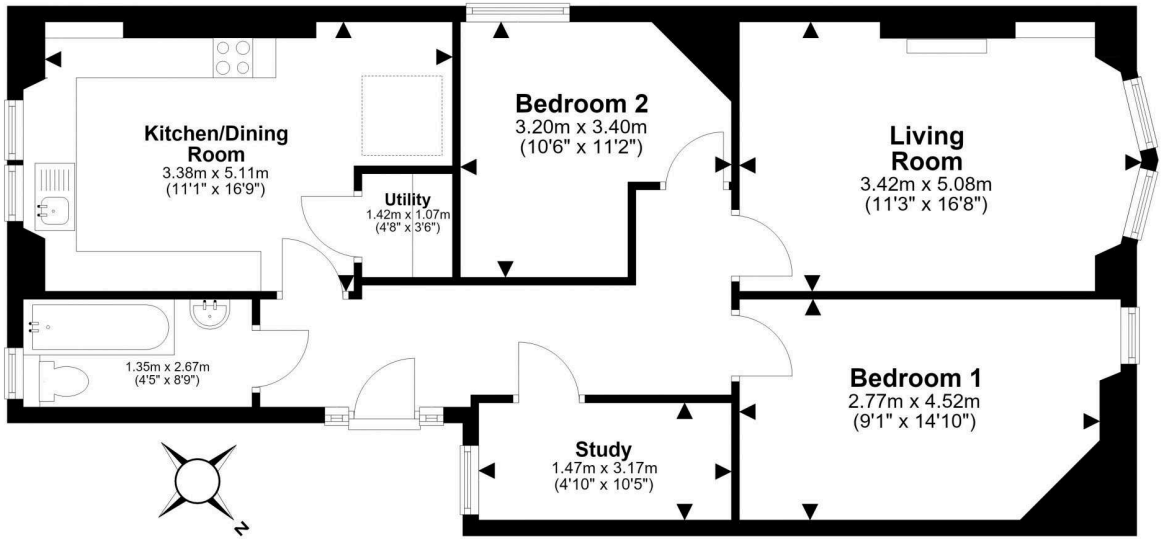
Blackhall is a sought after district on the north side of Edinburgh some 15 minutes from Edinburgh City Centre. The galleries and boutiques of Edinburgh's West End are within easy reach and a delightful stroll along the Water of Leith leads to the cafes and independent shops of Stockbridge. The area is well served by local amenities with a selection of superstores nearby at Craigleith Retail Park. The Mary Erskine School, Stewart's Melville College, Fettes College and St George's are all close at hand and there are good road links via Queensferry Road to the City Bypass, Forth Road Bridge and Edinburgh International Airport.











This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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