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Offers Over

£280,000

2/1 Seaforth Drive

Blackhall | Edinburgh | EH4 2BT

Forming part of a traditional tenement in the popular residential district of Blackhall, this well presented ground floor flat offers two bedrooms along with a useful study. With local amenities, transport links and green spaces close at hand, the property combines an appealing setting with everyday convenience, making it an attractive choice for a range of buyers.

- 2 bedrooms plus study
- 1 public room
- 1 bathroom
- Communal garden
- On street parking
- EPC rating – D
- Council tax band - D



Description

A welcoming hallway with a generous storage cupboard leads to the bright lounge/dining room on the right, where decorative cornicing, an Edinburgh press and an electric fire add character.

The galley style kitchen is fitted with a range of wall and base units, complemented by co-ordinated worktops and tiled splashbacks, while a feature fireplace and a traditional pulley add further charm. There are two well proportioned double bedrooms, one with built in storage and the other with a feature fireplace, together with a versatile study, ideal for home working or use as a nursery. Completing the accommodation is a contemporary bathroom with a crisp white suite, a rainfall shower over the bath and a heated towel rail. Further benefits include a secure entryphone system, gas central heating, double glazing and an external storage cupboard with power and light.





Extras

Included in the sale will be the fitted blinds, induction hob and electric oven and fridge/freezer.

Gardens and parking

There is a delightful communal garden to the rear of the building laid to lawn with patio areas, offering a pleasant place for residents to enjoy during the warmer months. There is also a shared drying green and unrestricted on street parking.

Viewing

By appointment through Neilsons (0131 625 2222).







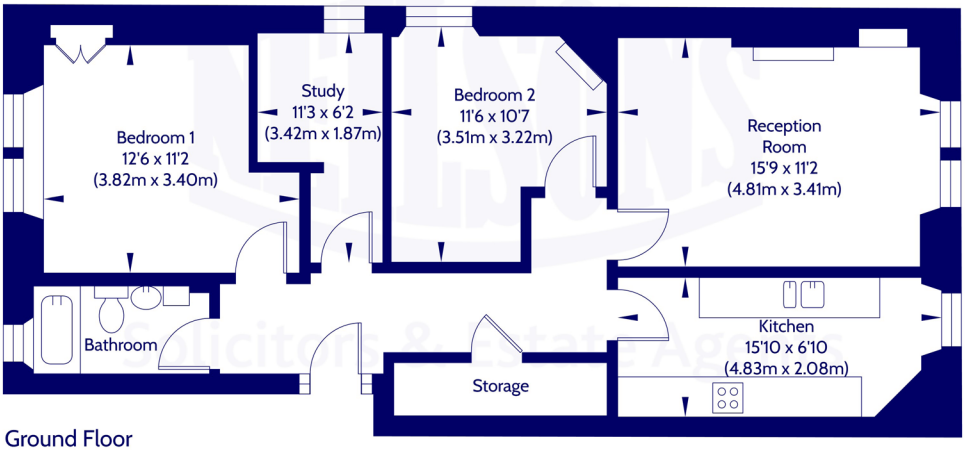


Location

The prestigious district of Blackhall lies north west of the city centre and is well placed for the commuter with ease of access to the City Bypass, national motorway network, Queensferry Crossing, Haymarket Train Station and Edinburgh International Airport. Bus services also provide quick and frequent access to the city centre and surrounding areas. Excellent shopping facilities are close at hand, with a variety of local retailers, together with larger high street names located at the nearby Craigleith Retail Park, Stockbridge and Comely Bank. The Royal Botanic Gardens, Inverleith Park and Cramond foreshore provide local picturesque walks and the vast array of the city's galleries; museums, theatres and cinemas are but a short journey away. Blackhall Primary School and The Royal High School are within the school catchment area. The property is also convenient for many of Edinburgh's highly regarded private schools.



Approx. Gross Internal Floor Area 73 Sq M / 787 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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