NEILSONS

Solicitors & Estate Agents



Offers Over

£260,000

25/1 Watertoun Road

Blackford | Edinburgh | EH9 3JA

A fantastic opportunity has arisen to purchase this spacious and beautifully presented ground floor flat benefiting from excellent private gardens to front and rear, quietly situated within the ever-popular Blackford area of the city, close to amenities, transport links and lovely green spaces.

- 2 Bedrooms
- 1 Public room
- 1 Shower room
- Private gardens
- On-street parking
- EPC Rating – C
- Council Tax Band - C



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage, generously proportioned and bright reception/dining room with door providing access to the front private garden, contemporary fitted kitchen pleasantly overlooking the rear garden, well proportioned principal bedroom with built-in storage, second good sized double bedroom and modern fitted shower room with underfloor heating. Further benefits include gas central heating & double glazing.





Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, integrated dishwasher and washing machine.

Gardens & Parking

A real feature of this property is the fantastic private gardens to both the front and rear. To the rear, the garden is fully enclosed mainly laid to lawn with an area of patio. Additionally, the well maintained private garden to front is also fully enclosed and is mainly laid to lawn. On-street parking can be found to the front and surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222.









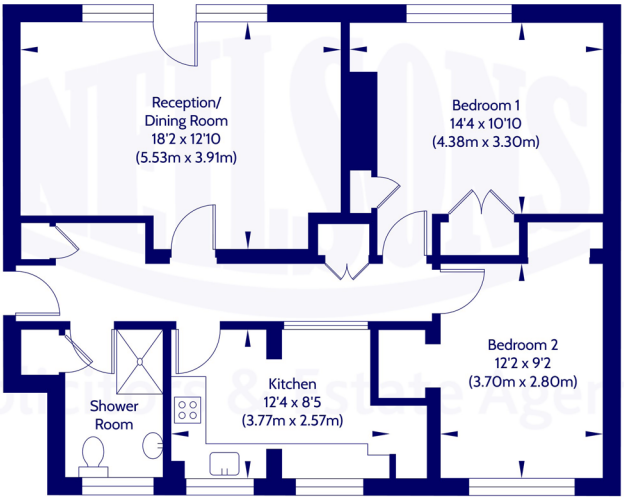
Location

Blackford is a highly regarded residential area situated to the south of Edinburgh City Centre, offering an attractive combination of peaceful surroundings and excellent local amenities. The area is well served by a range of shops, everyday services and recreational facilities, while the neighbouring districts of Morningside, Newington and Marchmont provide an even wider selection of cafés, restaurants, independent shops and essential amenities. For those who enjoy the outdoors, Blackford Hill and the Hermitage of Braid are close at hand, offering beautiful green spaces and pleasant walking routes. A variety of leisure and cultural attractions are also within easy reach, including the Royal Commonwealth Pool, Dominion Cinema and Church Hill Theatre.





Approx. Gross Internal Floor Area 78 Sq M / 835 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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For helpful, friendly, personal advice, get in touch.

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