



5 Maurice Place, Blackford  
BLACKFORD | EDINBURGH | EH9 3EP

  
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## 5 Maurice Place, Blackford

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Charming elevated main door flat enhanced by fine period features and natural wood finishes, boasting its own private front and rear gardens, forming part of a red sandstone tenement and located close to super amenities, schools, Universities and transport links.

This excellent flat has retained a wealth of charm and character, seamlessly blending period and architectural detail with all the modern conveniences one could wish for. The living room in particular is an extremely elegant room, with a wide predominantly west facing bay window which ensures an abundance of natural light. The ornate plaster detailing and working traditional fireplace have been retained. The well appointed kitchen falls naturally into cooking and dining zones and is ideal for relaxing and entertaining. The adjoining utility room gives direct access to the private garden and thereafter to a large sunny shared garden. Both bedrooms are comfortable doubles with fireplaces and two boxrooms lend themselves to a variety of uses. The accommodation is completed by a bathroom with white suite and shower. Further benefits on offer include gas central heating and unrestricted on street parking.

Hall

Bay windowed living room with fireplace

Kitchen/dining room

Utility room with door to garden

2 double bedrooms, both with fireplaces

Bathroom with white suite and shower

2 Large boxrooms

Gas central heating

Private front and rear gardens

Large communal back garden

Unrestricted on street parking

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

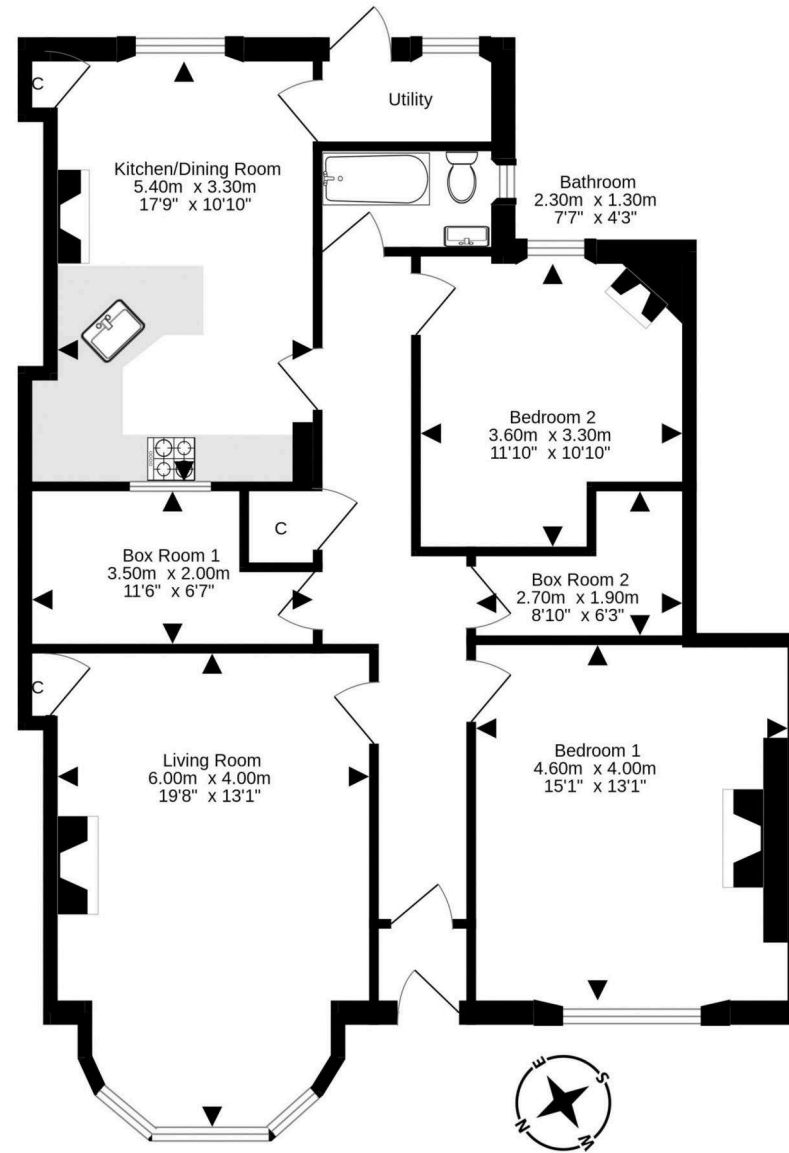




Extras: Carpets, hob, oven, integrated dishwasher and garden shed. Wardrobes in the main bedroom negotiable and separate to sale. EPC D

Blackford is a much sought after area in south Edinburgh which includes Blackford Hill, one of the "Seven Hills of Edinburgh" which has the city's astronomical observatory on it. The area is well served by a good range of local amenities including schools and local shops. Newington, Morningside and Marchmont, with their vast choice of amenities including fashionable bars, cafes and restaurants, are within easy reach. Pleasant walks can be enjoyed at the nearby Blackford Hill and Hermitage of Braid whilst a number of golf courses and the Royal Commonwealth Swimming Pool are closeby. An efficient public transport network operates to most parts of the city and surrounding areas.





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