



8 Relugas Gardens
Edinburgh
EH9 2PU

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   **EPC**
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8 Relugas Gardens is located in the ever-popular area of Blackford and benefits from access to an excellent selection of local shops, restaurants, local schools and amenities and is serviced by frequent bus routes to and from the city centre. There are plenty of greenspaces nearby, with Blackford Hill, The Meadows, Holyrood Park, and Arthur's Seat all a pleasant walk away.

Now in need of some modernisation, the property comprises: welcoming entrance hallway, bright, dual-aspect living room/dining room with a feature fireplace open, kitchen off the living room with a range of base and wall mounted units, two generous double bedrooms, bedroom 3, the bathroom with shower over bath completes the accommodation.

Outside there are attractive gardens to the front and rear.

The property is fully double glazed and benefits from gas central heating.

Property Features

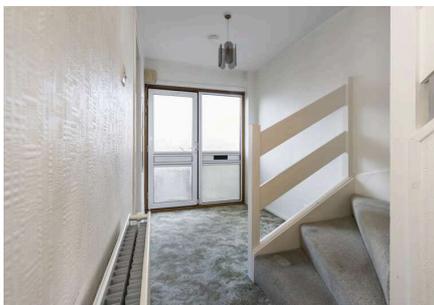
Desirable Location

In Need of Modernisation

Excellent Accommodation

3 Bedrooms

Private Garden



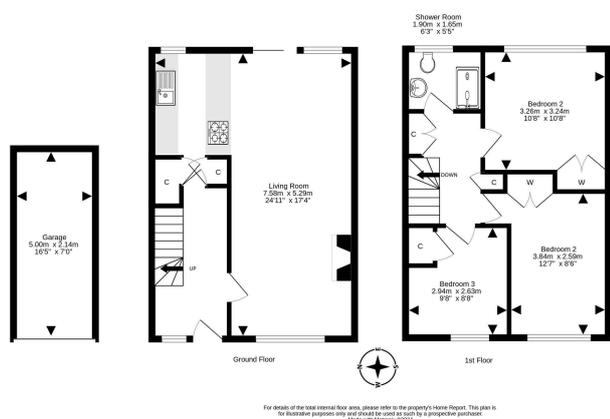




Blackford has an excellent range of local amenities in close proximity and a wide selection of convenience and speciality shops, coffee shops and restaurants in Morningside and Marchmont. The location is particularly convenient for access to the Edinburgh University's King's Buildings and the Royal Infirmary. Recreational facilities within easy reach include, the open spaces of Blackford Hill and The Hermitage of Braid. The city bypass is a short drive away and provides easy links to the Scottish motorway network and Edinburgh International Airport. There are also excellent bus services which run to and from the city centre.

Extras

All fitted floor coverings and light fittings are included in the sale of the property (the seller will not warrant their working order).



AS Anderson Strathern

Find out more

0131 270 7777

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Notes

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. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form 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 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 Combined 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 Combined Standard Clauses.

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