



Offers Over

£265,000

27/1 Watertoun Road

Blackford | Edinburgh | EH9 3JA

Situated within the highly desirable Blackford area south of the city centre, and close to the Royal Observatory, Hermitage of Braid and the University of Edinburgh's Kings Buildings, is this bright and generous ground floor flat, with direct access to a private garden. Due to the desirable location of this property, it would appeal to city professionals and families. School catchment for this property is Canan Lane primary school and James Gillespies High School.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Secure shed
Private Garden
-  On Street parking
-  EPC Rating – C
-  Council Tax Band – C



Description

Internally the accommodation comprises; welcoming and inviting hallway with storage provisions; generous reception room benefitting from stylish wooden flooring, neutral décor and direct access via a glass door to private garden; contemporary fitted kitchen offering fitted white wall and base units, solid wood worktop and ample space for a dining table; two good sized double bedrooms, both have solid wood flooring and built in wardrobes; third well proportioned bedroom which is a smaller double with an Edinburgh Press cupboard, although this room would make a great nursery or study; a crisp white three piece bathroom suite with thermostatic shower above the bath, glass screen and elegant subway style tiling around.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens

Directly accessed via the reception room or gate is a private and enclosed south facing garden. With a patio area, making this a great space for outside entertaining along with a raised lawn and hedgerow border for additional privacy. Secure shed in the garden. On street parking is also available.

Common grass area to the front of the property and shared drying green which is accessed directly via the kitchen.

Viewing

Please contact Neilsons on 0131 625 2222.

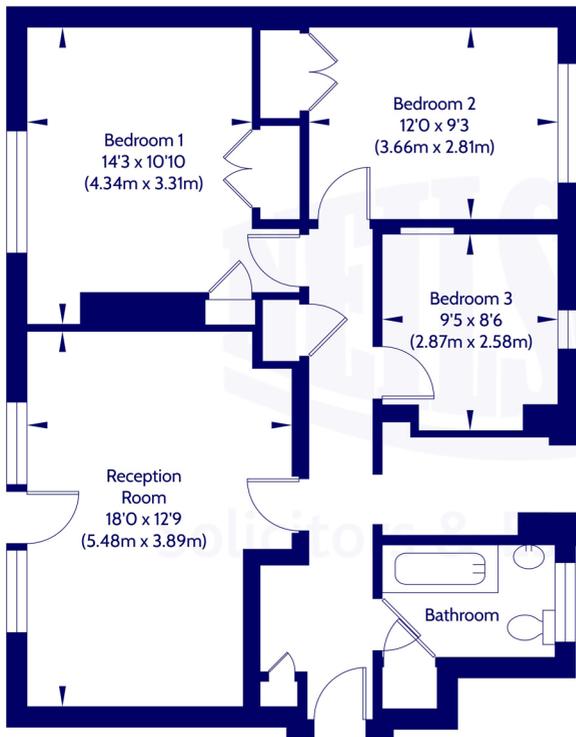




Location

The highly regarded residential area of Blackford lies to the south of the City Centre. The area is well served by a good range of local amenities including schools, shops and recreational facilities along with Edinburgh University King's Buildings. The neighbouring districts of Newington, Morningside and Marchmont, with their vast choice of amenities, are also easily accessible. Leisure-wise, the choice is excellent and includes many fashionable bars, bistros and restaurants, in addition to the Festival Theatre and the Royal Commonwealth Swimming Pool. Pleasant walks are available at the nearby Blackford Hill and Hermitage of Braid. An efficient public transport network operates to most parts of the City and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





Ground Floor

Approx. Internal Area 90.49 Sq M / 974 Sq Ft.

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.



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