





Enjoying well-presented and contemporary interiors that have been styled to blend perfectly with lovingly retained period features, this first-floor flat forms part of a handsome traditional tenement building in desirable Blackford. The three-bedroom city home is sure to appeal to a wide demographic of buyers, including property investors having previously been used as an HMO rental. It benefits from close proximity to excellent amenities, notably the Hermitage of Braid and Blackford Hill Local Nature Reserve which is just a few minutes' stroll away, as well as shops (Cameron Toll is a five-minute drive away), excellent transport links, and highly-regarded schooling, being in the catchment area for James Gillespie's high school. Extras: integrated kitchen appliances comprising an oven, hob, and extractor fan will be included in the sale, as well as a washing machine, dishwasher, and small fridge. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Traditional first-floor flat in desirable Blackford
- Attractive, modern interiors and period features
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Large corner-aspect living room with beautiful fireplace
- Generous, light-filled dining kitchen with walk-in pantry
- Principal bedroom with box room/walk-in wardrobe
- Two further bedrooms
- Attractive bathroom with shower-over-bath
- Ample storage space
- Access to a leafy shared garden
- Unrestricted on-street parking







"THIS WELL-PRESENTED
FIRST-FLOOR FLAT BOASTS
STYLISH, MODERN
INTERIORS AND LOVELY
PERIOD FEATURES."





EPC RATING:

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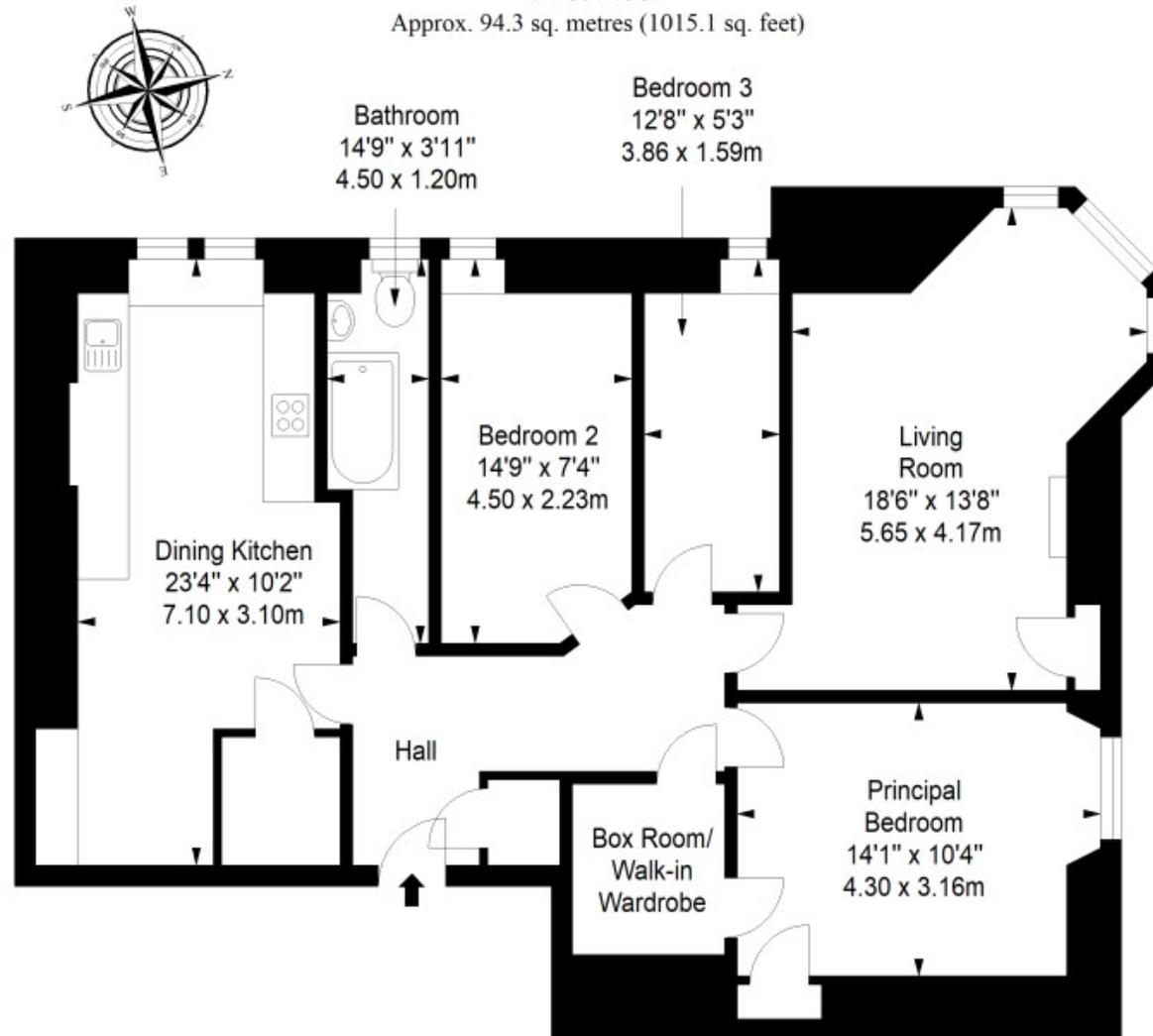
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

First Floor

Approx. 94.3 sq. metres (1015.1 sq. feet)



Total area: approx. 94.3 sq. metres (1015.1 sq. feet)



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