







Flat 1, 11
Macdowall Road,
Blackford, Edinburgh, EH9 3Ed

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Summary

This two-bedroom ground-floor flat forms part of a traditional tenement building in Blackford. It enjoys spacious accommodation with modern interiors and lovely period details. The home comprises a generous living room with a sun-facing bay window, an attractive dining kitchen with a utility cupboard, two bedrooms (one with a sunny aspect), and a family bathroom with a shower-over-bath and a heated towel rail. Externally, the property benefits from on-street parking, communal garden grounds, and easy access to excellent amenities, including shops, green spaces, and bus links.

Extras: All fitted floor and window coverings, light fittings and kitchen are included in the sale.

Features

- Ground-floor flat in Blackford
- Part of a traditional tenement building
- Secure entry phone system
- Modern interiors with lovely period details
- Entrance hall with storage
- Sun-filled bay windowed living room with a press
- Stylish dining kitchen with a utility cupboard
- Sunny main bedroom
- Versatile second bedroom
- Bathroom with overhead shower and towel radiator
- Shared rear garden
- On-street parking
- Gas central heating and double glazing



“A traditional ground-floor flat with spacious accommodation that is beautifully decorated and boasts lovely period details”



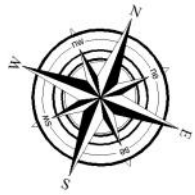




“This ground-floor flat has communal gardens, on-street parking and easy access to excellent amenities.”

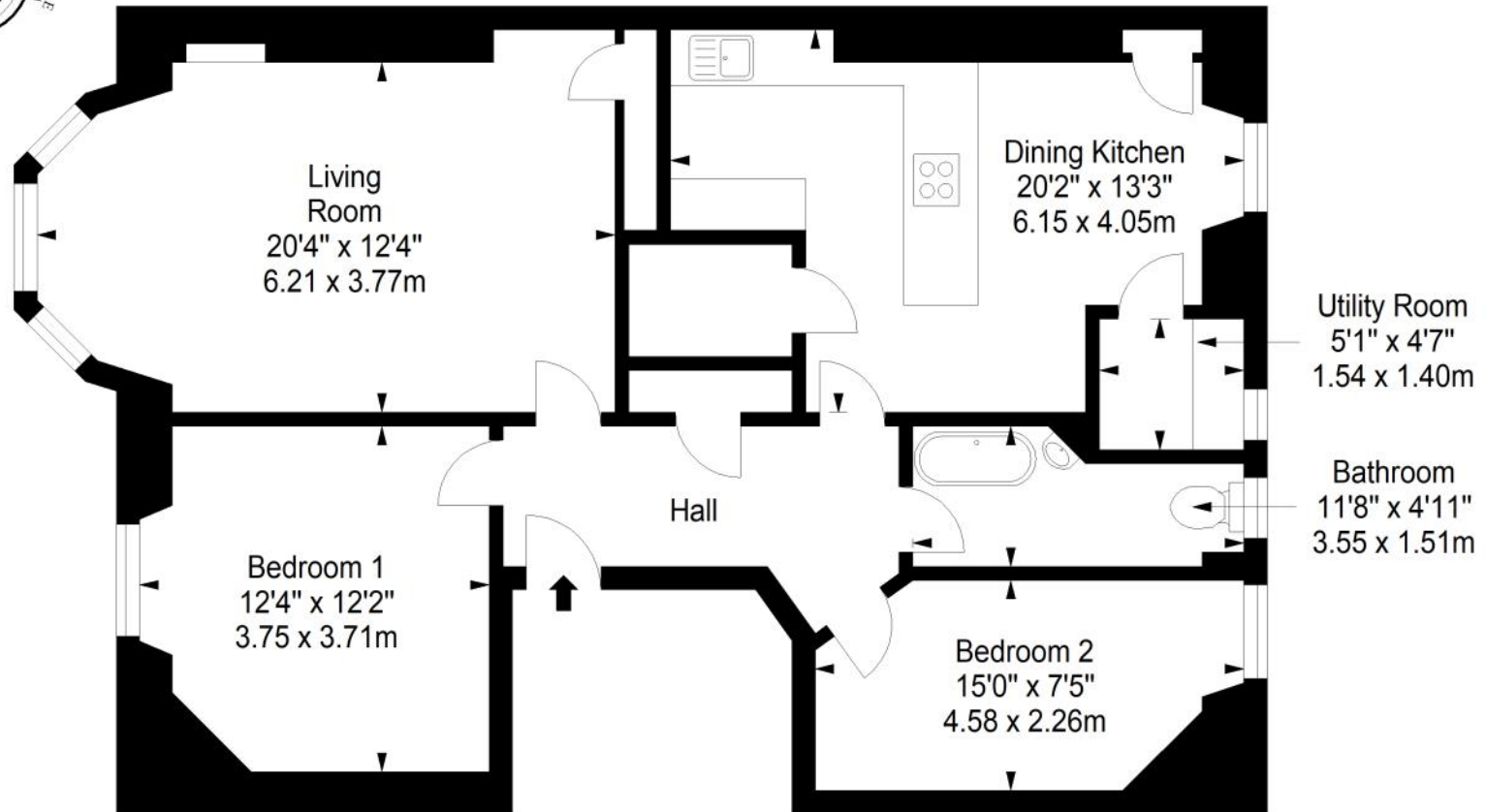


Floorplan



Ground Floor

Approx. 87.6 sq. metres (942.9 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 sq. feet)



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5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstruthea@thorntons-law.co.uk

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3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

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dundeeya@thorntons-law.co.uk

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53 East High Street, Forfar, DD8 2EL
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49 Bonnygate, Cupar, KY15 4BY
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edinea@thorntons-law.co.uk

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55 High Street, Montrose, DD10 8LR
01674 673444
montroseaa@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
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