



Pf1, 7 Marischal Place, Blackhall, Edinburgh, EH4 3NE

Beautifully Presented, Two-Bedroom, Ground Floor Flat

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

Property Description

Beautifully presented, two-bedroom, dual-aspect flat, set on the ground floor of a traditional stone-built tenement, and located in the popular Blackhall area, west of Edinburgh city centre.

Comprises: an entrance hall, living room, kitchen, one double bedroom, one single bedroom, and a shower room.

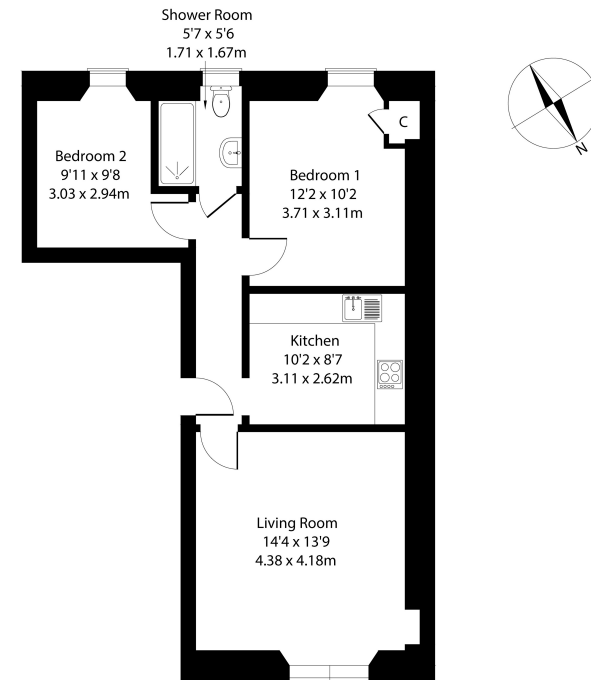
Tastefully finished throughout, highlights include modern décor and flooring, uPVC double glazed windows, gas central heating, a good sized kitchen with appliances, and a secure entry system. Externally, there is a well-maintained, sizeable communal garden to the rear, and unrestricted on-street parking in the surrounding area.

The entrance hall grants access throughout and includes the entry phone handset and contemporary wood-effect flooring which continues through to front-set living room. The well proportioned reception room offers a recessed window, plain coricing, an open shelved press and ample room for lounge furniture.

The spacious internal kitchen is set adjacent, and is fitted with wood-effect worktops, modern units, a sink with drainer, an integrated fridge/freezer, oven, ceramic hob with an extractor over, dishwasher, and a freestanding washing machine.

Both bedrooms quietly overlook the shared rear garden, with a built-in cupboard for double bedroom one. A modern shower room completes the accommodation and consists of a white suite, and a large shower cubicle with a mains rainfall showerhead.

omov⁸ REAL ESTATE Pf1, 7 Marischal Place, Blackhall, Edinburgh EH4 3NE
Approximate Gross Internal Area: (603 sq ft - 56 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Blackhall is a desirable residential area located close to Edinburgh's West End and the city centre. There is an excellent range of amenities available locally, with nearby Craigmile Retail Park offering retail outlets, supermarkets, cafes, and a gym. Nearby Stockbridge also provides a range of quality independent retailers including butchers, fishmongers, cafes, restaurants, and bars. There are highly-regarded schools at all levels in the vicinity including Blackhall Primary and Royal High

Secondary School, as well as several private schools including Fettes College, Stewart's Melville College, The Edinburgh Academy, St George's, and Mary Erskine's. Leisure opportunities nearby include walks along the Water of Leith, Inverleith Park, Cramond Shore, The Royal Botanic Gardens, and Murrayfield and Ravelston golf courses. Regular bus services are available throughout.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.