



14 Blackford House, 9 Charterhall Grove, Edinburgh, EH9 3HX

Light & Well-Presented, Two-Bedroom, Triple Aspect, Fourth-Floor Flat with Balcony

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Property Description

Light and well presented, two-bedroom, triple aspect, fourth-floor flat with vibrant views, and a private balcony. Forming part of an established development, located in the highly sought-after Blackford district, south of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and a shower room.

An ideal home for a professional or as a buy-to-let investment, in a desirable area within close reach of the city centre.

Features include a fitted kitchen with appliances, a modern bathroom, good storage, contemporary flooring, electric heating and double glazing. In addition, there is a lift service, residential parking, a secured entry system and well-maintained shared garden grounds.

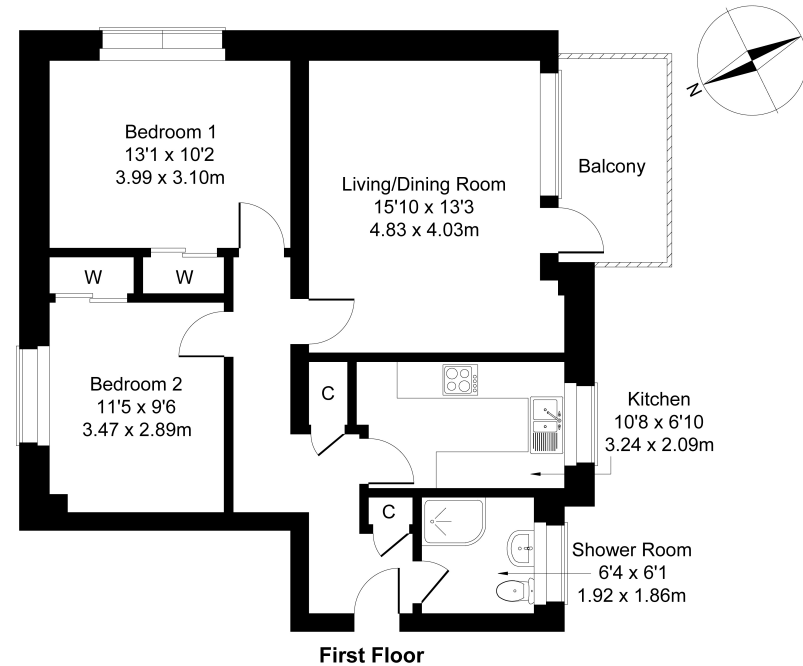
A welcoming entrance hall gives access throughout and features built-in storage cupboards and a secured entry system. A good-sized, southerly-facing public room has ample space for lounge and dining furniture, plain coving, a pendant light fitting and a patio door to the balcony. Also, enjoying a southerly aspect, is a modern kitchen, including fitted worktops, a sink with a drainer, a tiled surround, a fridge/freezer, a washing machine, a dishwasher and an integrated Siemens electric oven and hob.

Bedroom one includes a built-in wardrobe, a central pendant light fitting and ample space for free-standing storage; whilst bedroom two is similarly sized, with a built-in wardrobe, modern wood-effect flooring and a view to Arthur's Seat. Completing the accommodation, the shower room is fitted with a modern suite, including a corner cubicle with a shower unit and contemporary wall panelling.



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Approximate Gross Internal Area: (732 sq ft - 68 sq m.)



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

Area Description

The sought-after district of Blackford lies south of Edinburgh city centre, and provides a number of local amenities for everyday needs, with the nearby neighbourhoods of Marchmont and Newington offering a variety of speciality shops and a vibrant selection of bars, restaurants, and cafes. The popular Cameron Toll Shopping Centre provides a wide selection of high-street shops as well as a Sainsbury's superstore. Conveniently located for Edinburgh University, The

Royal Infirmary, the Scottish Parliament, and the Royal Commonwealth Pool, Blackford also enjoys easy access to many scenic open green spaces including Blackford Hill, the Braid Hills, The Meadows, Holyrood Park and Arthur's Seat. Well-regarded schooling is available at all levels within the area, and a regular public transport service provides easy access to and from the city centre.





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