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Flat 4, 236 Queensferry Road, Blackhall, Edinburgh, EH4 2BP

Beautifully Presented & Spacious, Three Bedroom, Second (Top) Floor Flat

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Property Description

Beautifully presented and spacious, three bedroom, second (top) floor flat, forming part of a traditional stone-built terrace. Conveniently located in the desirable Blackhall area, to the west of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, a single bedroom and a family bathroom.

Tastefully finished throughout and ready-to-move-in - highlights include a good quality kitchen with appliances and a stylish bathroom. With retention of charming period details, further features include modern windows, gas central heating and quality flooring.

Furthermore, there is a secured entry system and a well-kept communal stair, with a generous and secluded shared rear garden with a lawn and established shrubbery.

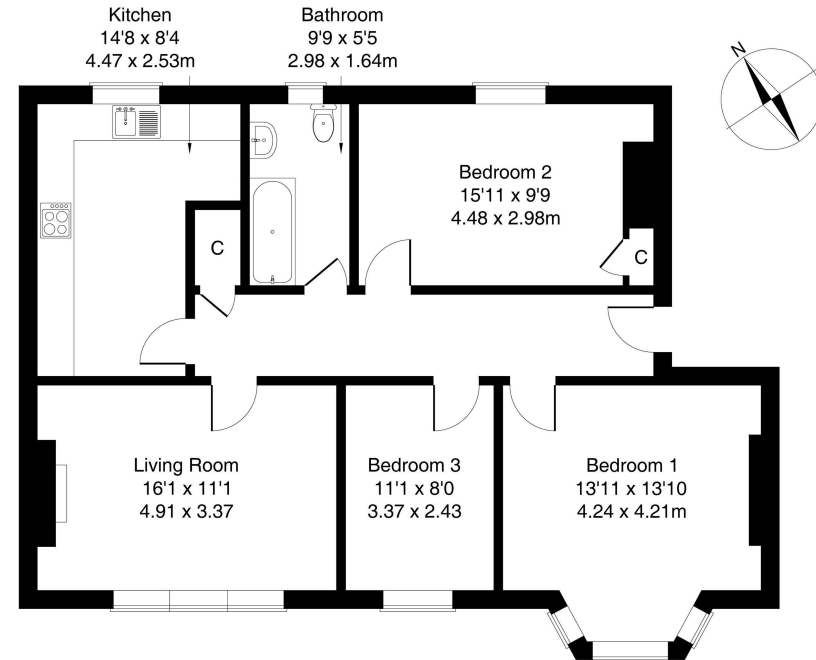
A welcoming entrance hall affords access throughout the property, and features wood effect flooring, ample space for outerwear and a built-in storage cupboard. Set to the front, the bright living room features a triple southerly-facing window allowing plentiful natural light, fitted storage and shelves, light neutral decor, plain coving and wood flooring. Set to the rear, the stylish kitchen offers ample space for dining, whilst traditional style units include wood effect worktops, a tiled surround and a sink with drainer. Appliances include an integrated double oven, a gas hob with an extractor hood and a fridge/freezer, as well as a freestanding washing machine and dishwasher.

Bedroom one is set to the front, tastefully finished, with carpeted flooring, a large bay window and light decor; bedroom two is to the rear, similarly well-sized and features wood flooring and an open-press with shelves; whilst another well-presented bedroom is set to the front. Completing the accommodation, the bathroom is fitted with a stylish three-piece suite including a mains mixer shower over the bath, tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (947 sq ft - 88 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 local shopping throughout, whilst supermarkets can be found on Ferry Road, Comely Bank and at Craighleith Retail Park. Nearby Stockbridge also provides a range of quality independent retailers including butchers, fishmongers, cafes, restaurants, and bars. There are highly-regarded schools in the vicinity in both

state and private sectors, including Fettes College, Stewart's Melville College, The Edinburgh Academy, St George's, Mary Erskine's, and Flora Stevenson schools. 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.





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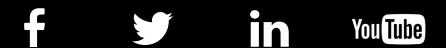
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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