



43/5 Ross Gardens, Blackford, Edinburgh, EH9 3BR

Two-Bedroom, Second-Floor (Top) Flat, with a Private Balcony

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

espc rightmove  Zoopla
find your happy

Property Description

Light and well-presented, two-bedroom, second-floor (top) flat, with a private balcony and views of Arthur's Seat. Forming part of an established development, adjacent to a shared green, located in the desirable Blackford area of Edinburgh, just south of the city centre.

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

With fresh, light, neutral decor throughout, features include a fitted kitchen, with appliances, and extensive, contemporary flooring. In addition, there is gas central heating, double glazing and superb integrated storage, including a private store room in the communal hall.

There is a well-kept, shared garden to the rear, a secure entry system with a fob, and ample, unrestricted on-street parking to the front.

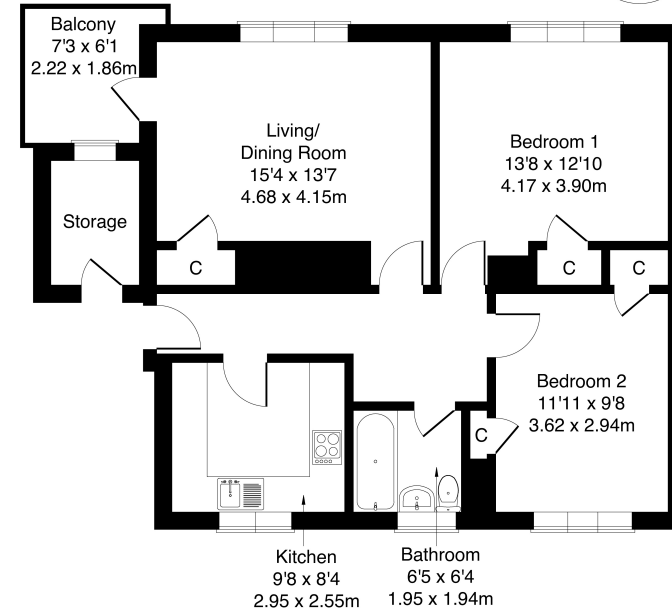
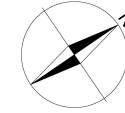
A welcoming entrance hall is finished with light, neutral decor and modern, wood-effect flooring, which continues throughout most of the flat. A living and dining room, with built-in storage, offers a flexible floor plan for freestanding furniture and opens onto a balcony, with open views towards Arthur's Seat. Across the hall, a kitchen is fitted with neutrally toned units and worktops, whilst appliances include a freestanding cooker, washing machine and fridge/freezer.

Set to either aspect, two double bedrooms are well-proportioned and feature built-in cupboard storage.

Completing the accommodation, a good-sized, naturally lit bathroom comprises a three-piece suite, a shower-over-bath, tiled splash walls and flooring.

mov⁸ REAL ESTATE
Estate Agents and Solicitors

43/5 Ross Gardens, Edinburgh EH9 3BR
Approximate Gross Internal Area: (786 sq ft - 73 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.





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

