



## 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



## 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.

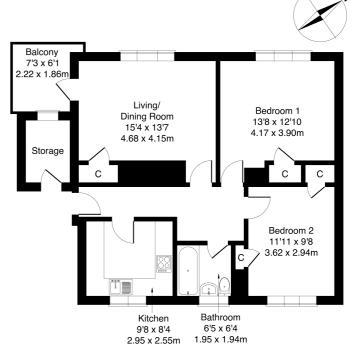
A welcoming entrance hall is finished with light, neutral decor and modern, wood-effect flooring, which continues throughout most of the flat. A living and dining room, with built-in storage, offers a flexible floor plan for freestanding furniture and opens onto a balcony, with open views towards Authur's 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 wellproportioned 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.

## mov<sup>8</sup> 43/5 Ross Gardens, Edinburgh EH9 3BR

AL ESTATE 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



in

You Tube

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.