



**Thorntons**   
The right way to move

Flat 2/1, 244  
Queensferry Road

Blackhall, Edinburgh, EH4 2BP

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## Summary

Welcome to a traditional three-bedroom second-floor flat in sought-after Blackhall, offering spacious interiors and a high degree of versatility. The home is beautifully presented throughout and it has a southwest-facing aspect capturing lots of natural light. It features a stylish, well-appointed breakfasting kitchen and a quality three-piece bathroom. With two large double bedrooms and one versatile bedroom, the property also ensures owners have the flexibility they need, allowing one room to be used as a dedicated dining area and the other as a study (as shown by the current owner).

Extras: all fitted floor and window coverings, light fittings, electric cooker, fridge/freezer, dishwasher, washer, and dryer to be included.

## Features

- Second-floor flat in move-in condition
- Forms part of a traditional building
- Desirable location in Blackhall
- Attractive interior design
- Entrance hall with a modern WC
- Living room with a bay window
- Breakfasting kitchen with a utility area
- Three bright and airy bedrooms
- Modern bathroom with overhead shower
- Well-maintained communal garden
- Unrestricted on-street parking
- Gas central heating and double glazing



"A beautiful three-bedroom second-floor flat presented in move-in condition, offering space and versatility"







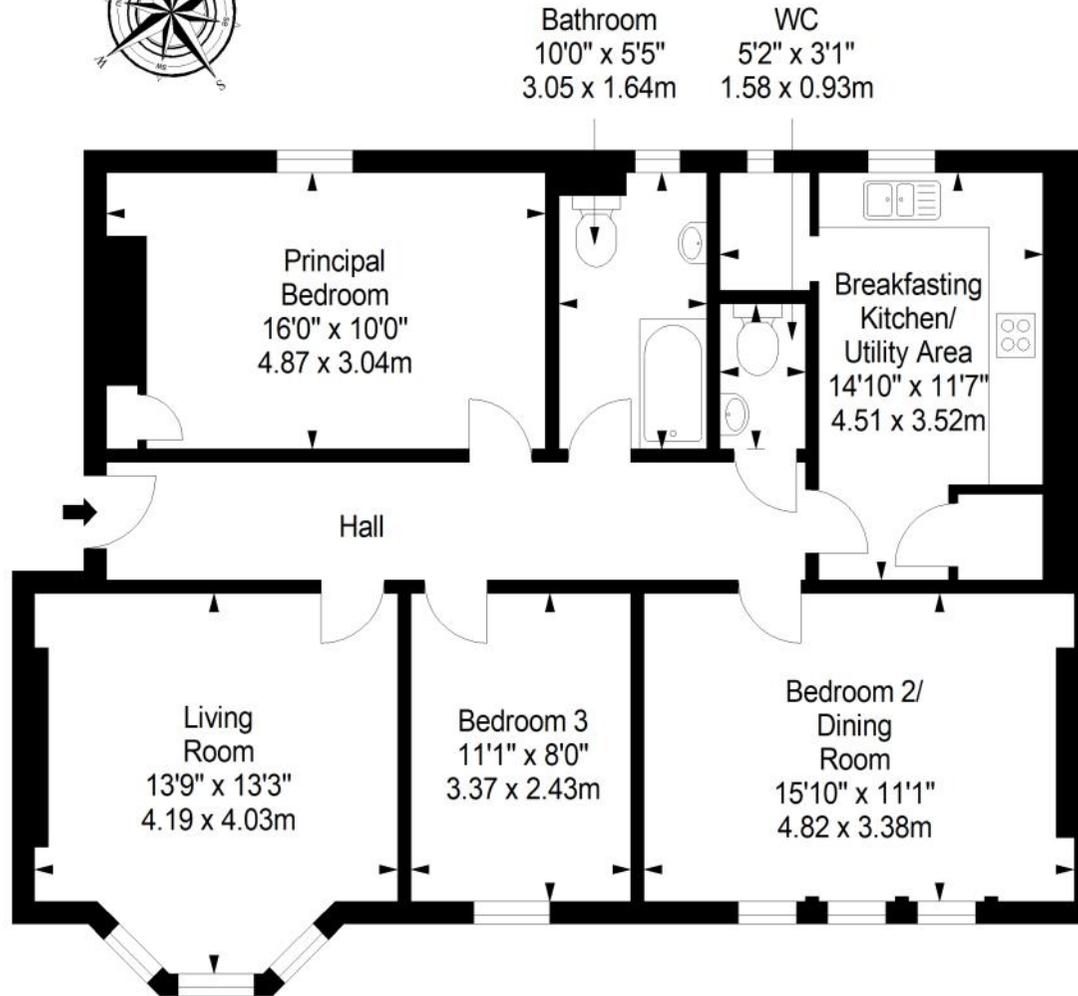
"Features a stylish breakfasting kitchen and a modern bathroom, and has shared use of a lawned communal garden"



# Floorplan

## Second Floor

Approx. 89.5 sq. metres (963.4 sq. feet)



Total area: approx. 89.5 sq. metres (963.4 sq. feet)



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