

18 BLACKFORD HILL VIEW

Blackford, Edinburgh, EH9 3HD



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Detached split-level bungalow in Blackford, enjoying an elevated position with magnificent views of the city skyline and enjoying four bedrooms, an open-plan living room and dining room, a breakfasting kitchen, and two bathrooms (plus a separate WC), as well as delightful gardens and a double garage.





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18 Blackford Hill View

18 BLACKFORD HILL VIEW

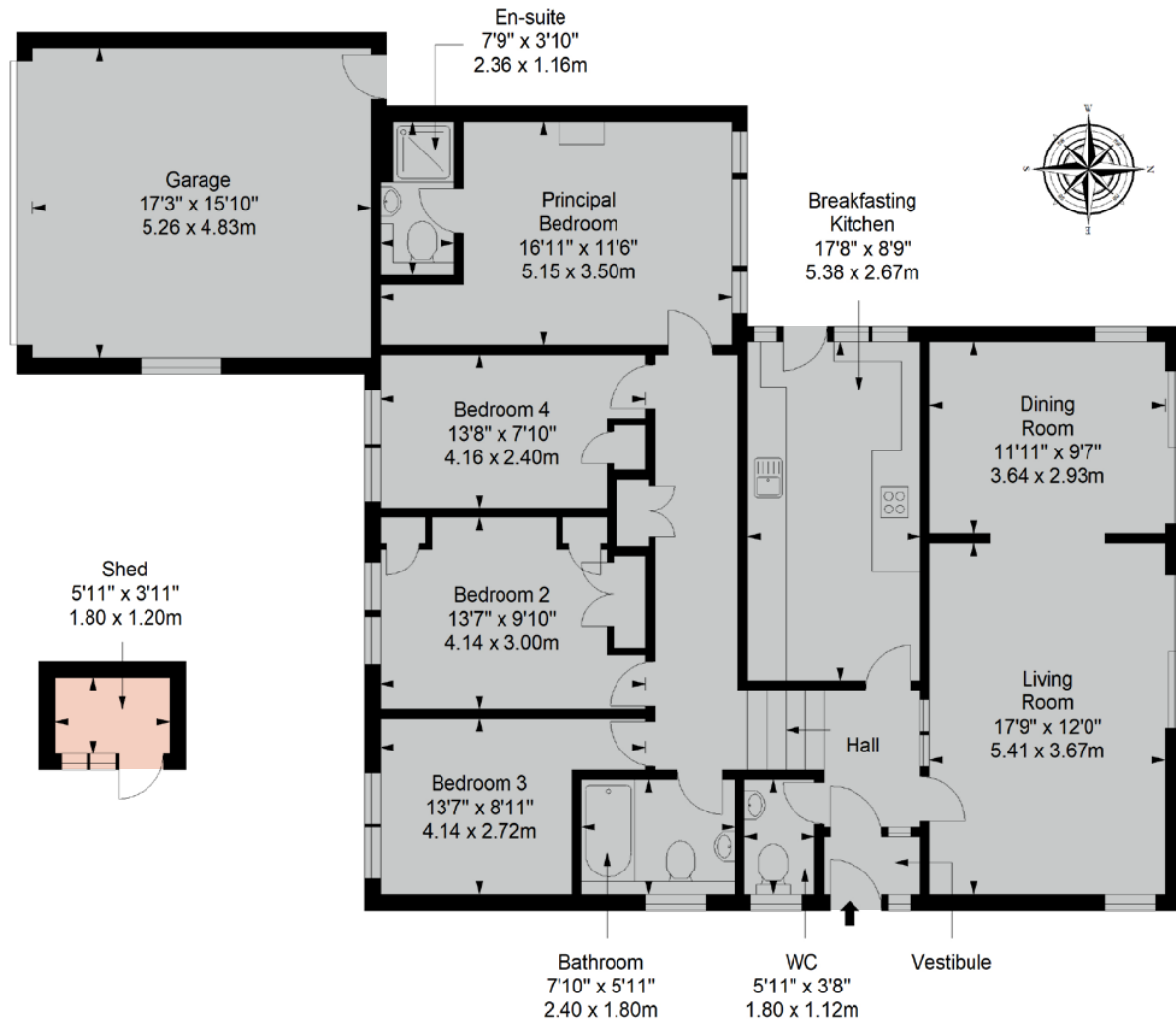
PROPERTY NAME
18 Blackford Hill View

LOCATION
Blackford, Edinburgh, EH9 3HD

APPROXIMATE TOTAL AREA:
153.8 sq. metres (1655.5 sq. feet)

Ground Floor - Externals -

The floorplan is for illustrative purposes. All sizes are approximate.





WONDERFUL

FAMILY HOME IN DESIRABLE BLACKFORD

Boasting magnificent city skyline views from an elevated street in sought-after Blackford, this four-bedroom, two-bathroom split-level bungalow offers spacious, flexible, and light-filled accommodation, with modern fixtures and fittings and mostly neutral décor. The home is sure to appeal to growing families and accompanied by lovely gardens and private parking, and it lies within easy reach of excellent everyday amenities, transport links, and some of Edinburgh's most cherished green spaces.



GENERAL FEATURES

- Generous detached split-level bungalow in sought-after Blackford
- Breath-taking, panoramic views of the city skyline
- Well-presented interiors with modern fixtures and fittings
- Factor: the property is factored by Blackford Hill residents for the approximate fee of £100 per year.
- EPC Rating - C

ACCOMMODATION FEATURES

- Entrance vestibule and hall with storage and WC
- Open-plan living room and dining room with panoramic views
- Attractive, contemporary breakfasting kitchen
- Principal bedroom with en-suite shower room
- Three further bedrooms (two with storage)
- Stylish family bathroom
- Gas central heating and double glazing

EXTERNAL FEATURES

- Delightful gardens to the front and rear
- Attached double garage

ENTRANCE

VESTIBULE AND HALL WITH STORAGE & WC



The main entrance is tucked to the side of the property and opens into a practical entrance vestibule, flowing through to a hallway with built-in storage and a useful, stylishly tiled two-piece WC with vanity storage.



The living room and dining room enjoy a sociable open-plan layout that is ideal for everyday family life and entertaining alike. Both areas are lit by dual-aspect glazing, including two sets of large patio doors capturing natural light throughout the day, framing far-reaching, iconic views of the city skyline, and opening onto a raised balcony.



OPEN-PLAN LIVING SPACE WITH
SPECTACULAR
VIEWS

The room is elegantly decorated with delicately detailed accent wallpaper, classic coving, and comfortable carpeting, and plenty of space is provided for configurations of lounge and dining furniture.



*OPEN-PLAN LIVING ROOM AND DINING
ROOM WITH PANORAMIC VIEWS*



A WELL-APPOINTED, CONTEMPORARY

COOKING ZONE



The kitchen is very well-appointed with a wide range of contemporary wall and base cabinets, spacious wood-styled worktops, and matching splashback panelling, with neatly integrated Neff appliances contributing to the sleek, modern finish. These include a double oven and grill, a hob, an extractor fan, a microwave, and a dishwasher, whilst provision is made for a freestanding fridge/freezer and an undercounter washing machine. The kitchen also benefits from a breakfast bar, ideal for morning coffee, and garden access.







FOUR WELL-PROPORTIONED
AND VERSATILE

SLEEPING AREAS

The home accommodates four well-proportioned bedrooms, with the principal boasting the same views as the reception room and benefiting from an en-suite shower room, whilst two others enjoy built-in/fitted storage. The smaller bedrooms could be utilised in different ways to suit the new owners needs, if desired, such as a home office if a quiet space is required to work or study from home.



THE PRINCIPAL BOASTS THE SAME VIEWS AS THE RECEPTION ROOM AND BENEFITS FROM AN EN-SUITE SHOWER



MODERN



WASHROOMS AND A SEPARATE WC

The principal bedroom's en-suite comprises a large shower enclosure, a WC-suite set into storage, and a towel radiator, whilst the stylish family bathroom completes the accommodation on offer and comes replete with a bath with an overhead shower and a glazed screen, a basin set into vanity storage, and a WC. The family bathroom and separate WC are both equipped with underfloor heating.

Gas central heating and double glazing ensure optimum comfort and efficiency all year round.

Extras: All fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances will be included in the sale.

Factor: Communal amenity grounds administered by Blackford Hill Residents Association, levy approx. £100 per year.



DELIGHTFUL

OUTDOOR SPACE AND PRIVATE PARKING

The home is flanked by delightful gardens to the front and rear. The south-facing front garden features a well-kept lawn, a seating area, and a lean-to greenhouse, whilst the rear garden, which is accessed from the raised patio or the side of the property, is terraced and includes a wealth of mature shrubbery and planting, as well as paved areas for outdoor seating and a shed. Excellent private parking is provided by an attached double garage.

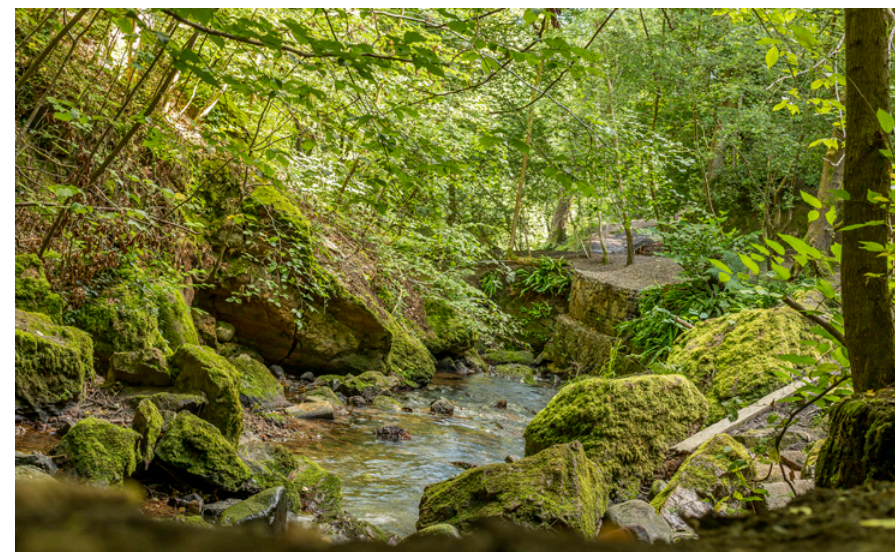


BLACKFORD

ONE OF THE CAPITAL'S MOST TRANQUIL
LIVING SPACES

Nestled in a green valley against the backdrop of Blackford Hill Nature Reserve and the conservation area of the Grange; the peaceful suburb is lined with delightful period properties, mature garden grounds and vast green spaces. The city centre is just over two miles away, with neighbouring Morningside and nearby Bruntsfield offering a wide variety of cafés, restaurants, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, banks, a library, and various supermarkets including Waitrose and M&S. In addition to Blackford

Hill Nature Reserve promising peaceful nature on your doorstep, Craigmillar Park Golf Club is within easy walking distance, and residents of the area are also entitled to discounted membership at the Edinburgh University King's Buildings gym. Blackford enjoys easy access to prestigious state and private schooling at primary and secondary level, with Edinburgh's top universities also close by. The area is very well served by day and night public transport, walkways and numerous cycle paths.





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