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## 29 Charterhall Grove, Blackford, Edinburgh, EH9 3HT

Spacious, Four-Bedroom, Semi-Detached Home with Private Gardens

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# Property Description

Rarely available, spacious and flexible, four-bedroom, semi-detached house set on an elevated plot with private gardens. Located in a desirable cul-de-sac, in the sought-after Blackford area, south of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, four bedrooms, first floor and rear halls, a shower room, and a family bathroom.

Tastefully presented, features include a fitted kitchen with appliances, gas central heating; and excellent storage provision, with multiple built-in cupboards, as well as a loft. Furthermore, there is a first-floor skyline view to Aruthur's seat, a skylight for the bathroom, and a gas fireplace for the lounge.

Externally, the property benefits from a lawn to the front and a southerly-facing elevated rear garden with a lawn and storage shed, with its content included in the sale if required.

This quiet cul-de-sac features unrestricted on-street parking and easy access to Blackford Pond; whilst an excellent convenience store and Blackford Post Office are located within walking distance. In addition, a secluded and attractive grassy area, with shrubs and mature trees, is tucked away at the end of the cul-de-sac; with public transport links including the no. 9, 24 and 38 bus services.

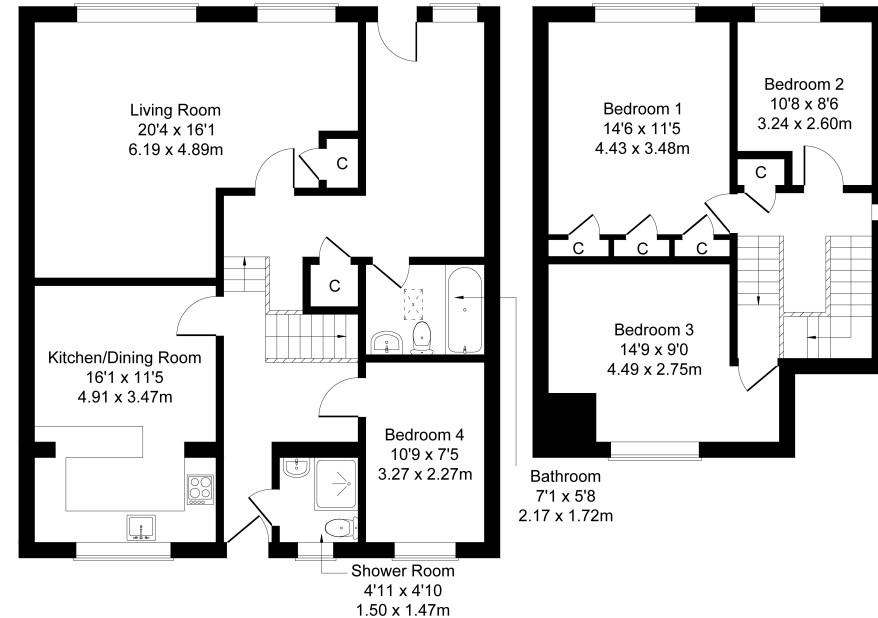
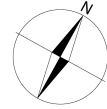
A welcoming and spacious entrance hall features fitted bookshelves, space for outerwear and furnishings; and affords access to the living room, finished with light decor and carpeted flooring, whilst featuring a gas fireplace, fitted bookshelves, a built-in storage cupboard and two light fittings. Set to the rear, slightly elevated, off the rear hall, a dining/kitchen is fitted with wall and base units, wood effect worktops, a sink with drainer, and includes a freestanding washing machine, fridge and freezer, and an integrated double oven and gas hob; whilst set adjacent, a door provides access to the southerly-facing rear garden.

Bedroom four is also set off the rear hall; as well as a shower room, fitted with a two-piece suite and a shower cubicle with an electric unit. Completing the lower level, set off the entrance hall, the family bathroom is fitted with a three-piece suite, including an electric shower over the bath and a ladder-style radiator. Completing the accommodation, on the upper floor, bedrooms one and two are set to the front, whilst bedroom three is set to the rear, slightly elevated, all with carpeted flooring and light decor, with bedroom one also featuring built-in storage cupboards, as well as including a large freestanding wardrobe.

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Approximate Gross Internal Area: (1432 sq ft - 133 sq m.)



**Ground Floor**

**First Floor**

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.









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