



9 Blackford Hill Grove, Edinburgh, EH9 3HA

'Magnificent detached villa, enviably located within a cul de sac on Blackford Hill, with truly breathtaking views across the city towards Edinburgh Castle, Arthur's Seat and Firth of Forth.'

Entrance hallway, upper landing, spectacular lounge with balcony proving panoramic outlook, open plan contemporary style 'Kitchens International' dining kitchen with patio doors to rear, utility room, 4 double bedrooms, 4pc luxury bathroom and separate shower room. Floored and lined attic used as 'music room'. Driveway leading to integral garage with boiler room and extensive storage. Warm air central heating and double glazing. Easily maintained garden to front plus fully enclosed rear garden with sunny south facing aspect and trapezium shaped garden room.

9 Blackford Hill Grove lies approximately 3 miles South of Princes Street and is ideally placed for those working within the city centre with an excellent bus service available less than a few hundred yards away. Alternatively, a number of major access roads including the A720 Edinburgh City By-Pass allowing for ease of movement out with the area. Within the immediate area there is a plethora of amenities to meet every day needs including a general store, post office, doctors, library, Calton Cricket Club and Craigmillar Park Golf Club with Blackford Hill allowing for leisurely strolls past The Royal Observatory through the Hermitage of Braid and around Blackford Pond. Nearby, Morningside has a diverse range of independent shops, restaurants and supermarkets with the Dominion Cinema, Churchill Theatre and Warrender Baths and Royal Commonwealth Pool more than adequately meeting leisure needs. Highly acclaimed schooling is available at both state and fee paying levels including James Gillespie's, George Watson's College and George Heriot's.

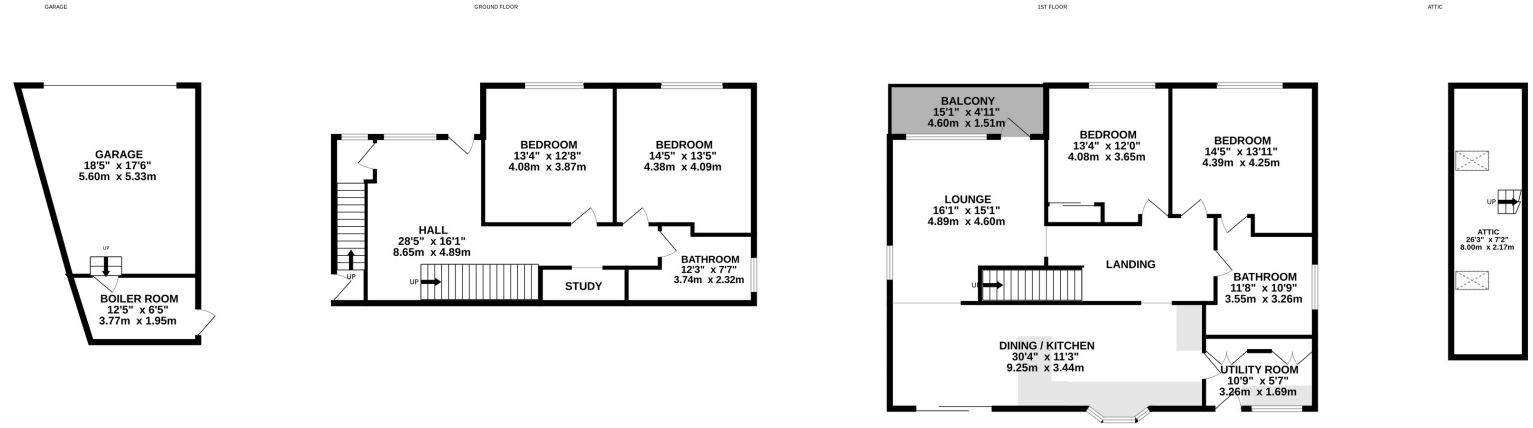
Note

There is an annual payment of £85 towards maintaining communal surrounding grounds collected via Blackford Hill Residents Association.

EPC RATING D







9 BLACKFORD HILL GROVE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.
All measurements are approximate and are not warranted.
No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.

