



**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

4 Keith Row

EDINBURGH, EH4 3NL



AREA

BLACKHALL

EDINBURGH, EH4 3NL

Many would consider Blackhall to be one of the city's best-respected residential districts. The area boasts a wealth of properties many of which date back to the turn of the century. As well as the normal local convenience stores, cafes, banking and postal services. within a short distance away there's the Craigmiles Park Retail Park, which will satisfy most normal daily requirements.



Throughout the area, there is several interesting restaurants and bars It is easy to take advantage of all that can be provided in the city centre itself. For those who prefer their recreational facilities to be in the open air, there is a variety of fascinating almost country like walks through unvisited parts of the city using Edinburgh's old railway lines. The area is well served by excellent schooling, from both Blackhall Primary and Royal High School, St George's, Mary Erskine's and Stuarts Melville all within proximity. All things considered, Blackhall is a residential district of considerable appeal which is well served locally and within the easiest possible reach of all that can be provided by the city centre.

4

KEITH ROW

BLACKHALL, EDINBURGH, EH4 3NL



McEwan Fraser Legal are delighted to present this one-bedroom traditional double upper villa in the desirable Blackhall area of Edinburgh. The property is all in working order with plenty of scope for some cosmetic upgrades. The flat is quietly positioned at the rear elevation of the building with views overlooking its own private garden, a well-tended communal garden and the lawns of Blackhall Bowling Club. Inside, the property comprises of:

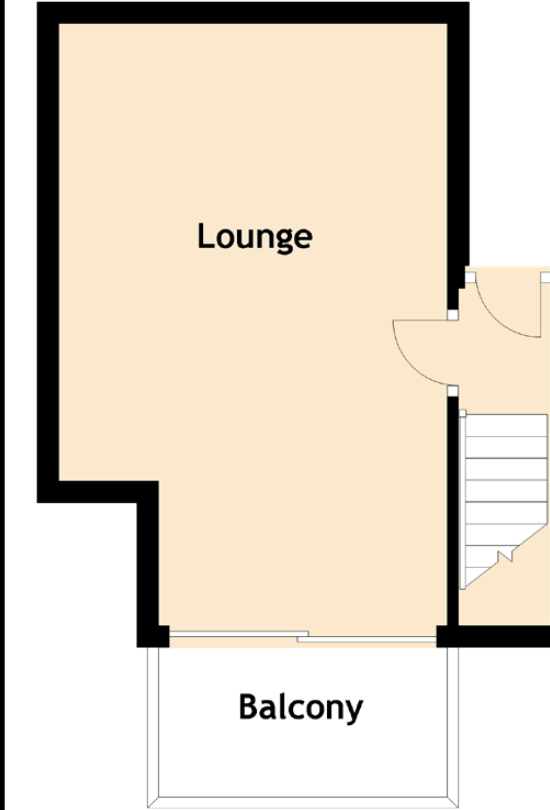
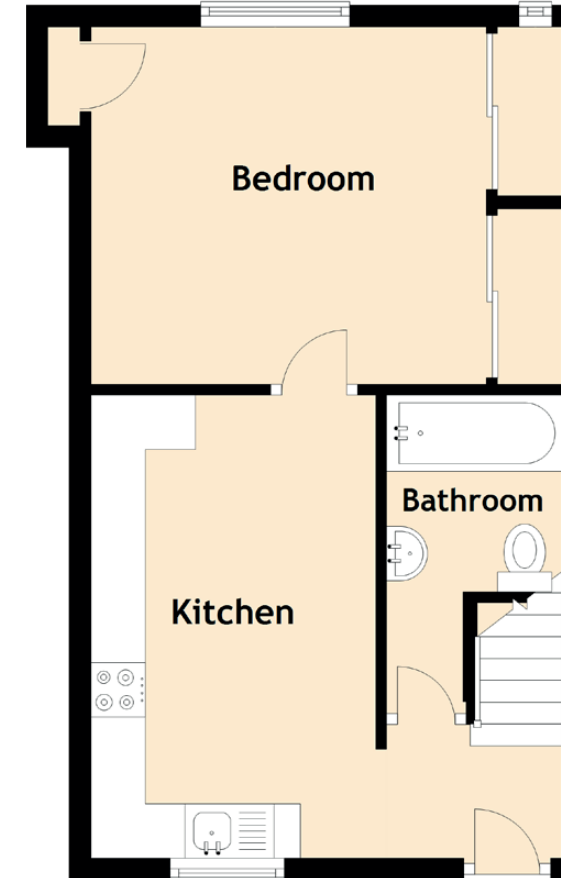
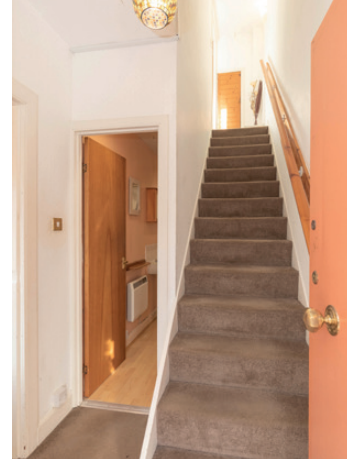
- Fully equipped breakfasting kitchen with ample units, worktop space and appliances.
- Spacious living area with French doors to balcony
- A double bedroom with built-in mirror wardrobes
- Three-piece bathroom with electric shower and extractor fan
- Own private garden and outside storage cupboard/cellar

The property further benefits from electric heating, double glazed window units, on-street parking, extras included in the sale include all fixtures, fittings and floor coverings. This is a rare opportunity to acquire a great first-time buyer opportunity in a fantastic location.



SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.54m (18'2") x 3.60m (11'10")
Kitchen	4.26m (14') x 2.62m (8'7")
Bedroom	4.34m (14'3") x 3.29m (10'10")
Bathroom	2.93m (9'7") x 1.62m (5'4")

Gross internal floor area (m²): 49m²

EPC Rating: E

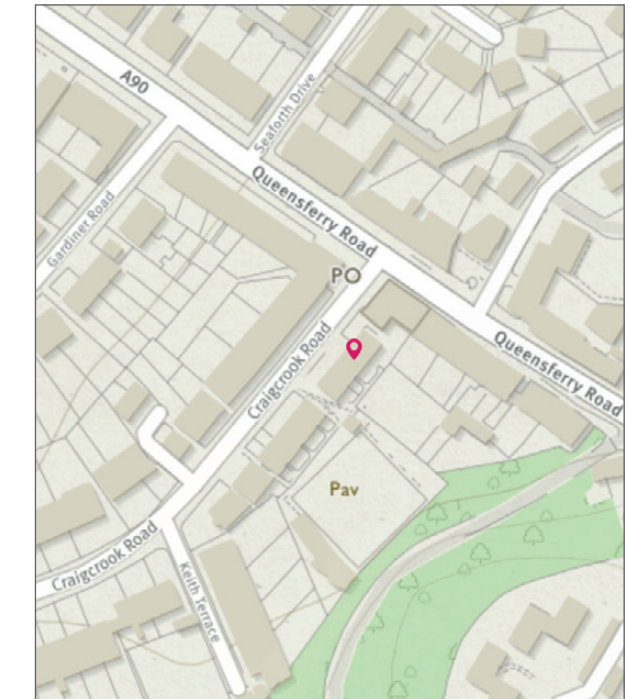


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
GARY WALES
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer