

# 131 Blackford Avenue

EDINBURGH, EH9 3HQ



*Extended 1930s semi-detached house enjoys a fantastic rear aspect with elevated views across the city*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser is delighted to present an extended 1930s semi-detached house to the market. The property sits on Blackford Avenue, opposite Craigmillar Park Gold Club and enjoys a fantastic rear aspect with elevated views across the city towards Arthur's Seat and the Salisbury Crags. The property boasts three double bedrooms, a floored and lined attic room, family bathroom, cloakroom, 2 public rooms, kitchen, dining area, ground floor study and garage. Further benefits include off-street parking for two cars, gas central heating, double glazing, and a mature rear garden.

# THE LIVING ROOM



Entering the property, the bay fronted living room is on your right-hand side. Naturally bright, the living room enjoys ample floor space for different furniture configurations allowing the new owner to create their ideal reception space.



# THE KITCHEN/DINER



Moving along the hall, you find that the original kitchen and dining room have been opened into a large rear extension. This gives wonderful free-flowing family space that is sure to become the heart of the home. There is ample space for a large dining table, extensive seating and, of course, a well-appointed kitchen. The kitchen itself comprises a full range of base and wall mounted units with an integrated gas hob, double oven, fridge freezer, wine fridge and dishwasher. Laundry facilities are in an attached utility room which also gives access to a ground floor study. A large patio door leads from the kitchen onto a generous rear deck.







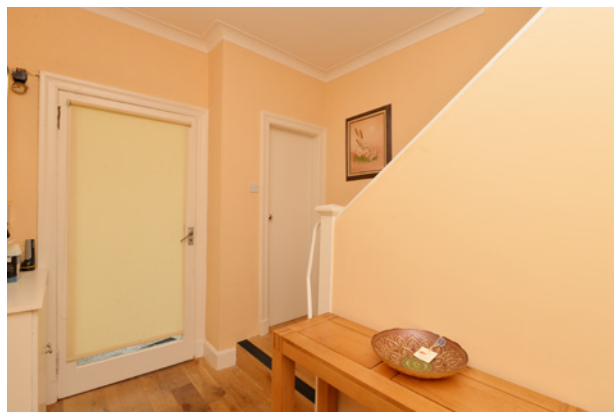


# THE FAMILY ROOM





# THE STUDY



Moving upstairs, the first-floor landing gives access to the three bedrooms, bathroom, shower room and the large attic.



Bedroom one is the obvious master and faces the front of the property. There is currently extensive fitted storage and plenty of space for a full suite of bedroom furniture. Bedroom two is another fantastic double that overlooks the rear garden and gets fantastic views across the city. Bedroom three is a smaller double that sits adjacent to bedroom one.

# THE MASTER BEDROOM





# BEDROOM 2





# BEDROOM 3





The main bathroom enjoys contemporary tiling and a three-piece white suite. A separate shower room is immediately adjacent to the bathroom and finished to the same exacting standard.

# THE BATHROOM & SHOWER ROOM





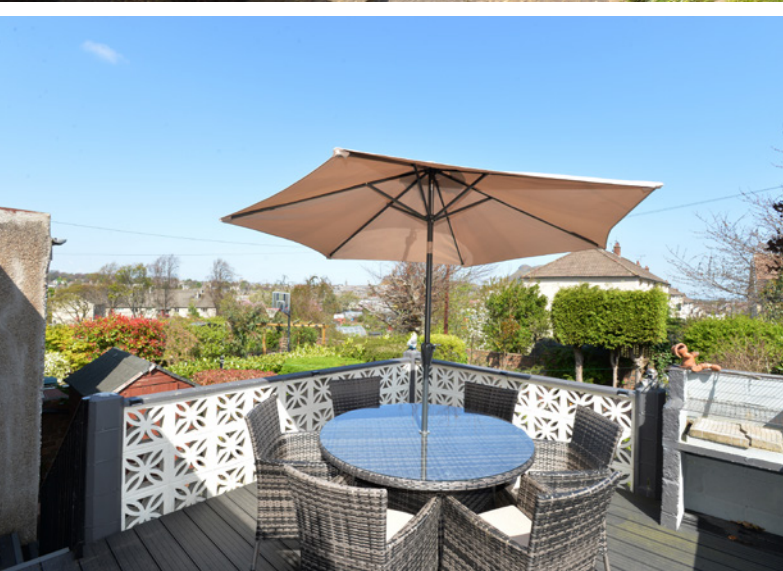
# THE ATTIC ROOM





Externally, the property boasts a monobloc front driveway that can easily accommodate two cars. The driveway also gives access to an attached garage which provides useful extra storage space. The rear garden enjoys elevated decking which flows directly off the dining area. There is further storage integrated below the deck. On the garden level, there is a mature lawn, a dedicated patio and extensive mature flower beds.

# THE GARDEN & VIEW









# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Living Room	4.33m (14'2") x 3.64m (11'11")
Kitchen	3.63m (11'11") x 2.43m (8')
Dining Room	5.77m (18'11") x 2.97m (9'9")
Family Room	4.86m (15'11") x 3.64m (11'11")
Utility	2.55m (8'4") x 2.25m (7'5")
Study	3.74m (12'3") x 2.25m (7'5")

WC	1.54m (5'1") x 1.06m (3'6")
Master Bedroom	4.86m (15'11") x 3.64m (11'11")
Bedroom 2	4.39m (14'5") x 3.64m (11'11")
Bedroom 3	3.18m (10'5") x 2.44m (8')
Bathroom	2.40m (7'10") x 1.72m (5'8")
Attic Room	6.53m (21'5") x 2.73m (9')

Gross internal floor area (m<sup>2</sup>): 140m<sup>2</sup>  
EPC Rating: D



# THE LOCATION

Blackford is a desirable picturesque residential area just over 2 miles to the south of the city centre. There are local shopping facilities on your doorstep with neighbouring Morningside and nearby Bruntsfield offering a wide variety of coffee houses and eateries, independent shops, a luxury cinema, theatres, banks, a library, and various supermarkets including Waitrose and M&S.







The Cameron Toll shopping centre has a number of High Street names, as well as a Sainsburys supermarket. Hermitage of Braid and Blackford Hill Local Nature Reserve are in walking distance, offering pleasant walks, hikes, and breath-taking panoramic views across Edinburgh. For golfers, Craigmillar Park Golf Club is within easy walking distance. There is a good range of bus services providing quick and easy access to the city centre and other parts of the city and the motorway network is easily accessible. The property is in the catchment area for the excellent James Gillespie's Primary and High Schools, with easy access to prestigious private schools and Edinburgh's top universities.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**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.