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2A Marischal Place

BLACKHALL, EDINBURGH, EH4 3NE

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 shopping facilities, the area provides some unusual shopping opportunities, which include a choice of banking and postal services. Within a short distance away there is the Craigleith Park Retail Park, which will satisfy most normal daily requirements but should a more extensive shopping trip be required, it is a simple matter to travel into the city centre.

Throughout the area, there is a number of interesting restaurants and bars. It is easy to take advantage of all that can be provided in the city centre itself, especially those

facilities concentrated around the West End. This is the site of the Usher Hall, Lyceum and Traverse Theatres as well as a number of cinemas including the Edinburgh Film House. 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 and Davidson's Mains Primary and Royal High School, St George's, Mary Erskine's and Stuarts Melville all within close 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.



BLACKHALL
EDINBURGH
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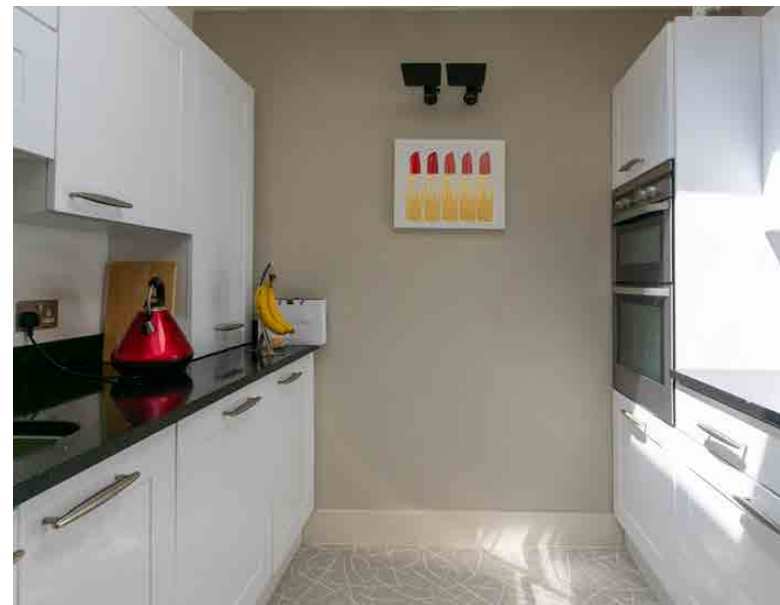
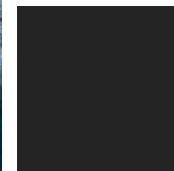


An excellent opportunity has arisen to acquire this unique three bedroom detached dwelling, partly formed from a previous workshop and making for an ideal family home within the heart of Edinburgh. Viewing of this property is highly recommended.

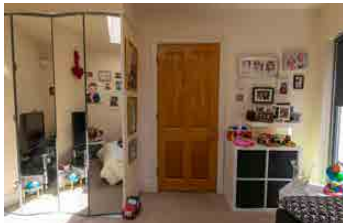
Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway with a meter cupboard and seven sun tunnels, which floods the space with natural light, a bright and spacious lounge/ diner with a feature electric fire, triple built-in wardrobes and access to the rear garden through sliding patio doors. The modern kitchen benefits from an integrated 4 gas hob, extractor hood, double oven/ grill, dishwasher, washer/ dryer, a fridge/freezer, granite worktops and a Velux window.

The spacious master bedroom has triple built-in mirrored wardrobes, feature floor-to-ceiling windows and a three-piece and en-suite shower room with splash-back and a further sun tunnel. There are two further double bedrooms, both of which have double built-in mirrored wardrobes, Velux windows and floor-to-ceiling windows with access to the atrium and the three-piece and a partially tiled family bathroom with splash-back and has built-in storage.

This property also benefits from; under-floor heating, full double glazing and private garden grounds to the front and rear of the property, including a decked and patio area to the rear. The front consists of a double driveway with electric gated entry as well as a unique round table, allowing for easy turning of small cars.



2A MARISCHAL PLACE
BLACKHALL



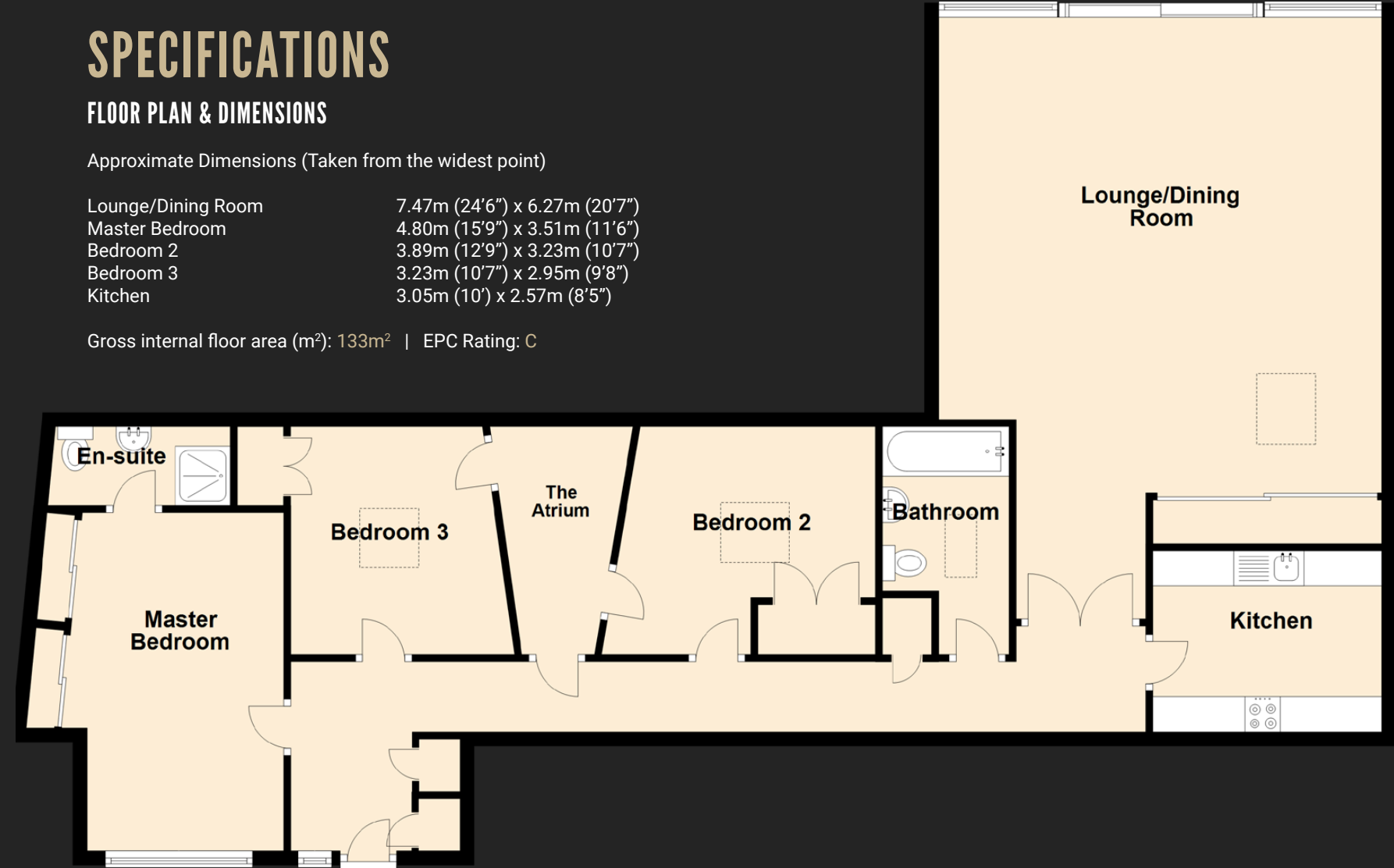
SPECIFICATIONS

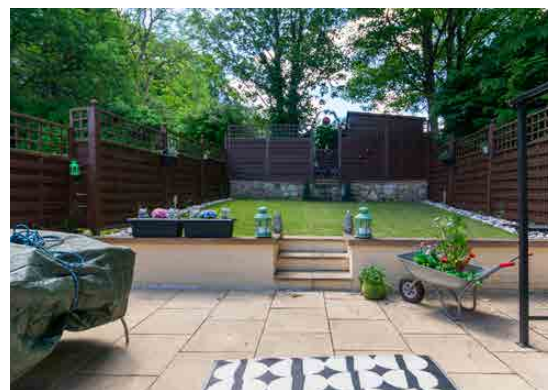
FLOOR PLAN & DIMENSIONS

Approximate Dimensions (Taken from the widest point)

Lounge/Dining Room	7.47m (24'6") x 6.27m (20'7")
Master Bedroom	4.80m (15'9") x 3.51m (11'6")
Bedroom 2	3.89m (12'9") x 3.23m (10'7")
Bedroom 3	3.23m (10'7") x 2.95m (9'8")
Kitchen	3.05m (10') x 2.57m (8'5")

Gross internal floor area (m²): 133m² | EPC Rating: C





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