

Flat 2, 236 Queensferry Road

BLACKHALL, EDINBURGH, EH4 2BP



THREE-BEDROOM FIRST- FLOOR FLAT



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Part exchange available! McEwan Fraser is delighted to present this three-bedroom first-floor flat to the market. This property forms part of a traditional stone-built tenement, enjoys generous proportions, and is located in one of Edinburgh's most sought-after residential areas. Internally, the property is in excellent condition and the accommodation includes a large living room, two double bedrooms, a third single bedroom, a shower room, and a separate kitchen. Further benefits include gas central heating, double glazing, and integrated storage.

There are plenty of options for a buyer to configure the property to their own taste. Bedroom one is a generous bay-fronted double that would make a beautiful living room. Likewise, the current living room would make an ideal double bedroom depending on personal preference. The second bedroom is an ample double bedroom with plenty of space for a large bed and a full suite of supporting furniture. Bedroom three is a large single that would make a great home office. The kitchen enjoys a full range of base and wall-mounted units that provide plenty of prep and storage space for the aspiring chef. The accommodation is completed by the shower room which boasts a white suite and a walk-in shower. This is an ideal first-time buy or a sound buy-to-let investment.





The Kitchen





Bedroom 1





Bedroom 2



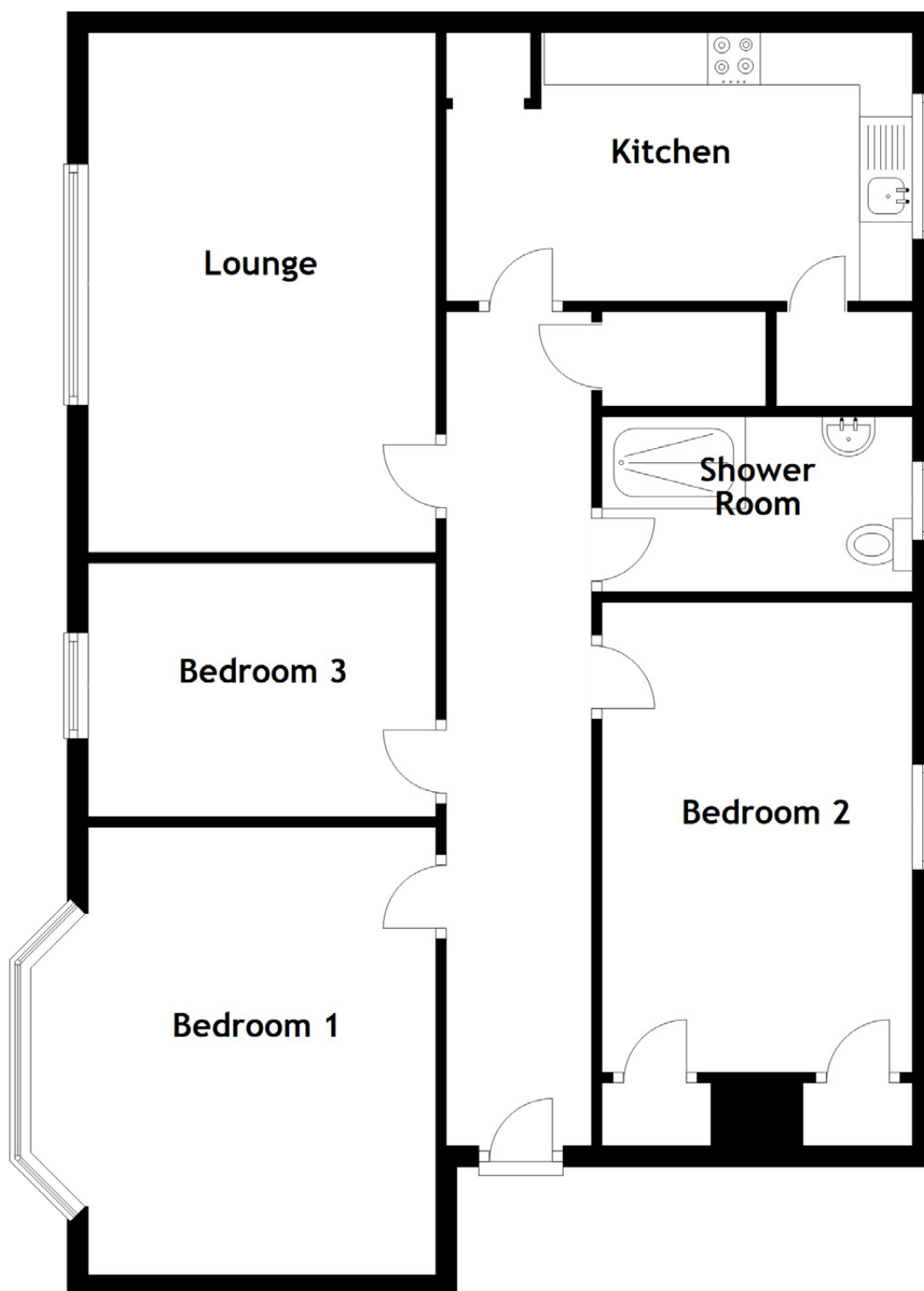


Bedroom 3





VIRTUAL TOUR CAN
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Approximate Dimensions
(Taken from the widest point)

Lounge	4.95m (16'3") x 3.31m (10'10")	Shower Room	2.95m (9'8") x 1.67m (5'6")
Kitchen	4.43m (14'7") x 2.55m (8'5")	Gross internal floor area (m ²): 89m ² EPC Rating: C	
Bedroom 1	4.29m (14'1") x 4.26m (14')		
Bedroom 2	4.47m (14'8") x 2.95m (9'8")		
Bedroom 3	3.31m (10'10") x 2.41m (7'11")		



Communal Garden





Many would consider Blackhall to be one of Edinburgh's best residential districts. The area is of mixed residential construction with properties dating as far back as the turn of the 19th century. The area enjoys easy access to the city centre and west end with all the bars, restaurants, retail opportunities and cultural hubs that those areas are famous for. Nearby Craighleith Shopping Park offers a range of high-street stores including a Marks & Spencer and a Sainsbury's supermarket. Blackhall itself offers a range of quality independent outlets including cafes, services, pubs, shops, takeaways, restaurants and a wonderful library. The area is renowned for its excellent schools including Blackhall Primary and The Royal High (both state schools), and the private Mary Erskine and Stewarts Melville.

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 or along the Water of Leith or the Cramond Shore. The property is also well positioned for Ravelston and Murrayfield golf courses are both close-by and the Murrayfield Sports stadium offers a wealth of activities and sports clubs. The area is well-positioned for commuting to the city centre, the nearby Edinburgh Airport and the motorway network.

The Location

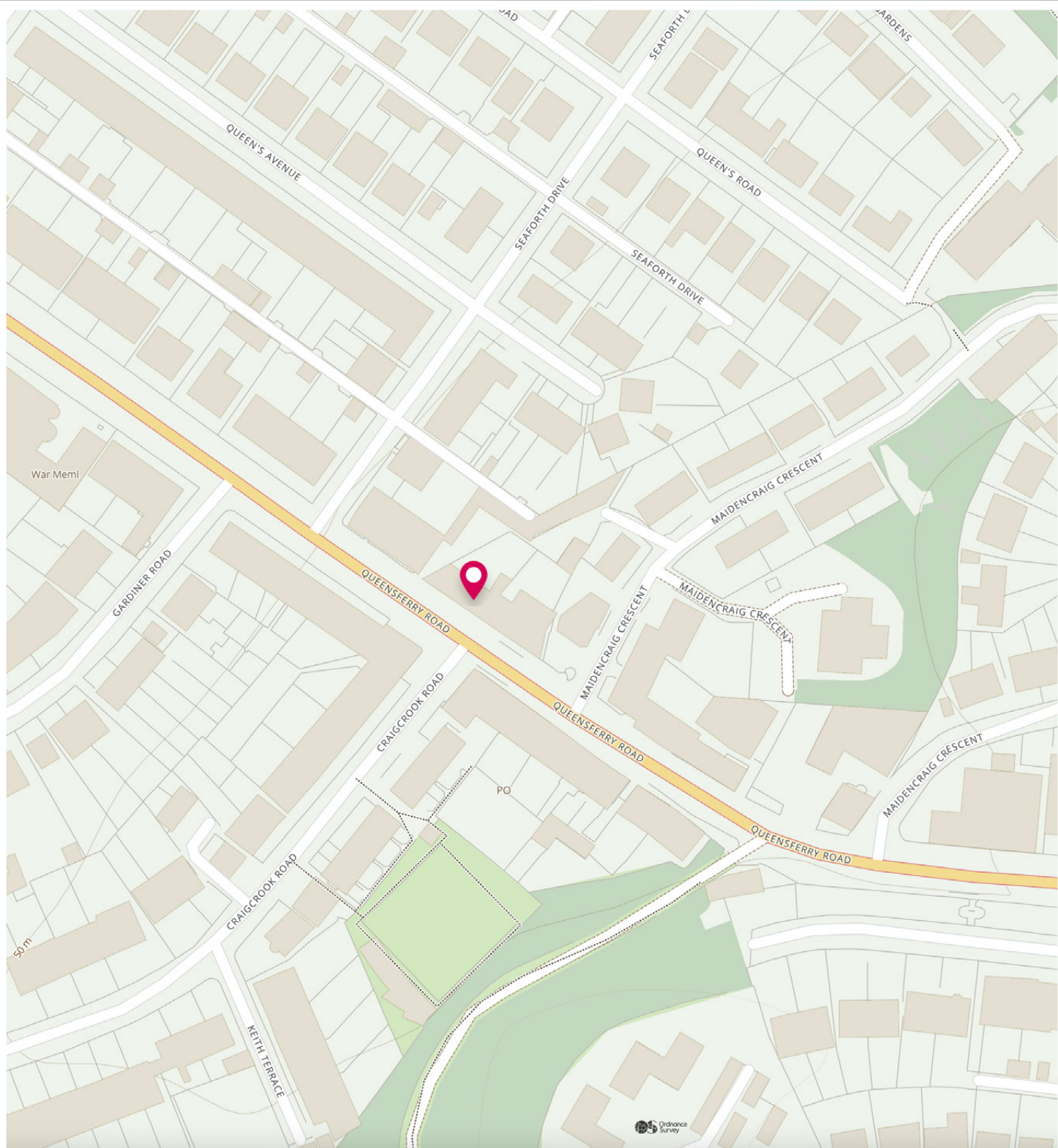


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Part
Exchange
Available



THE SUNDAY TIMES
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