

BLACKFORD

9/14 BLACKFORD HOUSE, CHARTERHALL GROVE, EH9 3HX

OFFERS OVER £137,500

- *Recently decorated, fourth floor flat with lift.*
- *Open aspect and good view of Arthur's Seat*
- *Entrance Hall, south facing Living Room with balcony, two double bedrooms, fitted kitchen and bathroom with shower.*
 - *Electric heating and UPVC double glazing.*
 - *Communal garden.*
- *Private residents' parking*

Viewing:

Thursdays 7pm - 9pm Sundays 2 - 4 pm or telephone 07854 707227 for appointment



Entrance Hall

Good sized entrance hall giving access to all accommodation. Cupboard housing meters and with space for coats and with high level shelf. Further cupboards housing cold water tank and hot water tank and providing shelved space for airing. Electric storage wall heater. Twin triple light fittings. Double power point. Telephone point. Laminate wood floor.

Living Room – (15' 11" x 12")



Well proportioned living room with large UPVC picture windows and patio door leading to south facing balcony. Central ceiling light. Fire surround housing electric fire. TV aerial point. Three double and one single power points. Telephone point. Wall storage heater. Ceiling coving. Fitted carpet.

Double Bedroom 1 – (13'4" x 10'9")



Large double bedroom with open aspect. Double built in wardrobe with sliding doors with hanging rail shelf and storage drawers. Three double power points. UPVC double glazed windows and hardwood shelf. Fitted carpet.

Double Bedroom 2 (11'5" x 10'1")

Further double bedroom with built in wardrobe with twin sliding doors with hanging rail, high level shelf and drawers for storage. UPVC double glazed window with hardwood sill having good views to Arthur's Seat. Dimplex wall heater. Two double power points. Fitted carpet.

Kitchen – (11'1" x 6'11")



Bright, fully fitted kitchen with ample base and wall units and with window to south. Tiled splash backs. Stainless steel sink and drainer. Three double power points at upper level plus dedicated points. Stand alone Zanussi halogen hob with twin ovens included. Recycling cooker hood. Space for fridge and plumbed for automatic washing machine (both included if required). Linoleum floor.

Bathroom – (6'6" x 6'5")

Good sized bright bathroom with frosted window to south. Three piece suite and electric shower with tiled shower area. Shower screen. Wooden fittings and medicine cabinet. Laminate wood floor.

Extras

All fitted carpets and Zanussi cooker. The washing machine and fridge are also included if required.

Externally

Communal garden and residents' private parking.

Factoring

A factor organises stair cleaning, gardening and lift maintenance. The cost is variable but usually between £60-£85 per quarter. The stair is to be redecorated at the seller's expense.

Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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