



**lindsays**

**2/2 Marischal Place,  
Edinburgh, EH4 3NE**

*"A delightful ground floor flat which benefits from direct access to the well maintained communal garden"*

- Spacious sitting room
- Modern dining kitchen
- Two bedrooms
- Shower room
- Separate wc
- Gas central heating
- Double glazing
- Communal garden to the rear

EPC Rating D

**Fixed Price £215,000**

**£10,000 BELOW HOME REPORT VALUATION**



## Description

A delightful ground floor flat situated in a traditional tenement in the highly regarded area of Blackhall. The property benefits from having direct access to the well maintained communal garden and offers a lovely home in a sought after location. In brief the accommodation comprises; spacious sitting room with feature fireplace, modern dining kitchen with door to the communal garden, two bedrooms, shower room and separate wc.

## Area

Blackhall is a prestigious residential area of the city which successfully combines city centre accessibility (approximately 2 miles) with a leafy suburban environment. The city's West End and Princes Street are readily accessible either on foot over Ravelston Dykes or via regular public transport services. In addition there are excellent local shopping facilities within a few minutes on foot on Craigcrook Road itself and at both the Craigeleith Retail Outlet and Davidsons Mains Village, which are just a few minutes further. Craigeleith plays host to a number of big names such as Marks & Spencer, Boots and Sainsbury. Davidsons Mains Village offers a selection of small independent shops, cafes, bars and a Tesco Metro. Educational facilities are first class. The local schools (Blackhall Primary and The Royal High School) have an excellent academic reputation and in the private sector Mary Erskine and Stewarts Melville Colleges, St. George's School for Girls and Fettes Academy are all within close proximity. Leisure options are as plentiful as they are diverse. There are two major art galleries, several golf clubs, a sailing club at Cramond, Blackhall Tennis Club, access to the city's cycle path network, a number of private health clubs and lovely woodland walks over Corstorphine Hill, all either within walking distance or within a short drive. Nearby Queensferry Road is a main arterial route linking the east and west sides of the city, as well as giving access to the central motorway network, the Queensferry Crossing and Edinburgh International Airport.

## Viewing

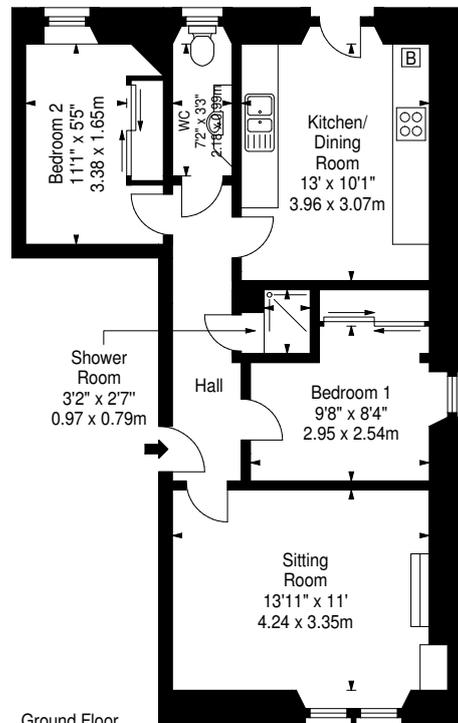
by appointment contact Lindsays – [propertyadmin@lindsays.co.uk](mailto:propertyadmin@lindsays.co.uk)



Marischal Place,  
Edinburgh, EH4 3NE



Approx. Gross Internal Area  
603 Sq Ft - 56.02 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.