

CAMPBELL SMITH W.S. LLP
SOLICITORS & ESTATE AGENTS



NEWINGTON
62/1 BLACKET PLACE
OFFERS AROUND £500,000



The property for sale is a highly desirable four bedroom double upper flat with private rear garden. The property forms part of an impressive semi-detached listed villa situated in the sought after Blacket conservation area. It retains many period features including ornate cornicing and magnificent fireplaces. The accommodation, which has been well maintained and tastefully decorated is extremely bright and spacious. It has stunning panoramic views over the city to the Pentland Hills and partial views to Salisbury Crags from the front elevation. Rarely does one get the opportunity to buy an impressive property situated in such a sought after area.

- COMMUNAL HALL
- LOWER HALL

FIRST FLOOR

- RECEPTION HALL
- DRAWING ROOM
- SITTING ROOM
- KITCHEN/DINING ROOM
- BEDROOM 4
- SHOWER ROOM

SECOND FLOOR

- MASTER BEDROOM WITH EN-SUITE DRESSING ROOM AND BATHROOM
- 2 FURTHER BEDROOMS
- GAS CENTRAL HEATING
- COMMUNAL GARDEN TO FRONT
- PRIVATE WALLED GARDEN TO REAR
- ZONED PERMIT PARKING
- NEIGHBOURHOOD WATCH

VIEWING: SUNDAY 2-4PM OR BY APPOINTMENT
TELEPHONE 0131 667 3819

The property is situated in Newington, within walking distance from a wide range of shops including excellent shopping facilities at the nearby Cameron Toll Shopping Centre. The situation is particularly convenient for access to the city centre, Edinburgh University King's Buildings and the new Royal Infirmary at Little France. It is also close to the popular Fort Kinnaird Retail Park and within easy reach of several golf courses, Waverley Lawn Tennis and Squash Club, the Royal Commonwealth Pool and many walks in Holyrood Park. Excellent bus services run to and from the city centre and there are easy links to the motorway network and Edinburgh International Airport. Local schooling close by includes St Margaret's College, George Heriot's School and George Watson's College.

Detailed accommodation

COMMUNAL HALL

Elegant communal entrance hall providing access to three properties. The hall has been nicely decorated and has a dado rail, dado panelling, ornate cornice and ceiling roses. There are wall mounted light fittings and a solid wood door with brass fittings providing access to the property for sale.

LOWER HALL

A bright lower hall, which is flooded with lots of light coming from an arched window at mezzanine level. The window is particularly attractive as it has been edged with stained glass. The hall has a cloaks rail and dado rail. There is an upper cupboard containing electricity and gas meters, together with a fusebox. There is a large under stair cupboard with window to the rear, which has some fixed shelving and provides excellent storage. A curved, painted wrought iron balustrade with wooden handrail leads to the first floor.

FIRST FLOOR

RECEPTION HALL

A magnificent reception hall, which has an ornate cornice, display arch and elaborate finial features. There is a dado rail and the attractive balustrade continues to the upper floor. Wall mounted entryphone handset. An additional window at mezzanine level provides lots of natural light.

DRAWING ROOM

A lovely public room with large bay window to the front providing partial views to Salisbury Crags. The room has been beautifully decorated in neutral colours, which complements the room's elaborate cornice work and ceiling rose. There are two central heating radiators and fitted wall lights. A feature of the room is the stunning, carved wooden fireplace with mirror feature, marble inset and hearth housing a Living Flame gas fire.

SITTING ROOM

A superb second public room with bay window to the rear providing panoramic views over the city towards the Pentlands. It has been tastefully decorated and has a plain cornice. There is an Edinburgh press cupboard. A feature of the room is the painted fireplace with embossed detail, cast iron and tiled inset and tiled hearth housing a Dimplex stove effect electric fire.

KITCHEN/DINING ROOM

A large dining kitchen with window to the front having partial views of Salisbury Crags. The room has a plain cornice and Edinburgh press.

Kitchen Area

The kitchen has been fitted with lots of units at wall and floor level, together with toning worktops and tiled splashbacks. In the centre of the kitchen there is an island providing a breakfast bar and additional worktop. The Phillip's gas hob and double oven situated here are to be included in the sale along with the automatic washing machine/dryer, fridge freezer and dishwasher. There is vinyl floor covering.

Dining Area

A carpeted dining area, which has ample room for a large table and many chairs. There is a central heating radiator.

BEDROOM 4

A good sized double bedroom with double glazed sash and case window to the rear providing panoramic views of the city towards the Pentland Hills. There is a plain cornice and Edinburgh press cupboard. A feature of the room is the painted fireplace with embossed detail, cast iron and tiled inset and hearth. One central heating radiator.

SHOWER ROOM

A bright, spacious shower room with semi opaque window to the front. It has been tiled to dado level and there is one central heating radiator and an ornate cornice. There is a white suite comprising wc, wash-hand basin and shower in a large, glazed cubicle.

SECOND FLOOR

HALL



A bright hall, which has a plain cornice and one central heating radiator. The window at mezzanine level brings in lots of natural light and provides lovely views over the city towards the Pentland Hills.

MASTER BEDROOM

A large master bedroom with a window to the rear having the most fantastic panoramic views over the city towards the Pentland Hills. It has been nicely decorated and has a plain cornice and one central heating radiator.

DRESSING ROOM

A most useful dressing room, which has a wash-hand basin with storage below, tiled splashback and a fitted mirror. There is inset lighting. The double wardrobe with bi-fold doors provides lots of hanging and shelving space.

EN-SUITE BATHROOM

A large en-suite facility, which has a semi opaque window to the front. There is a white suite comprising large bath, wc and shower in a glazed cubicle. There is a large fitted mirror and attractive tiling surrounds the bath, continuing around the room at dado level. There is one central heating radiator and inset lighting.

BEDROOM 2

A good sized double bedroom with window to the rear providing fabulous views of the city and Pentland Hills. There is laminated, natural wood flooring, plain cornice and one central heating radiator.

BEDROOM 3

A small hall with cloaks rail and louvred door cupboard housing the combi central heating boiler leads into this bright bedroom with Velux window. It has inset lighting and one central heating radiator.

POWER POINTS

There are ample 13amp power points throughout the property.

EXTRAS

All floor coverings, curtains, kitchen appliances and most light fittings are to be included in the sale. The Tiffany type lampshade in bedroom 4 is available by separate negotiation.

GARDENS

There is a communal front garden, sheltered by a privet hedge. It has been well stocked with lots of attractive, mature shrubs and plants. There is an area of lawn containing some small trees and shrubs. A pathway leads to the side of the house where there is a gate providing access to the rear garden. The rear garden is walled, sheltered by mature trees and laid to lawn with well stocked shrubs and plant borders. There is a garden shed, which is to be included in the sale.

PARKING

The property lies within a zoned parking permit area, with additional pay and display parking.



OWNERS
POSTCODE
COUNCIL TAX
ENTRY

Mr and Mrs Sherry
EH9 1RJ
Band G
Negotiable

These Particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale. All measurements are approximate and are not warranted. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.

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