



**35 BLACKFORD ROAD
GRANGE
EDINBURGH
EH9 2DT**

**OFFERS OVER
£745,000**

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**FABULOUS
DOUBLE UPPER
WITHIN A LARGE
DETACHED HOUSE, WITH
PRIVATE GARDEN AND
DRIVEWAYS, LOCATED
IN THE HIGHLY DESIRABLE
GRANGE RESIDENTIAL
AREA**

VIEWING:
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

35 Blackford Road, the principal two storey residence within an iconic large detached house, designed by the prodigious architect Sir George Washington Browne for his own family, comprises an exceptional and spacious 5 bedroom property, with private access, garden and driveways. Situated in the prestigious Grange area of the city, the property merits personal viewing.

Princes Street and the city centre lie approximately 1 mile away and are readily accessible via regular public transport services. Neighbouring Morningside, Bruntsfield, Marchmont and Newington offer the widest selection of shopping and leisure facilities. Delightful small speciality shops, supermarkets, cafes, restaurants and bars are all within walking distance.

The wonderful open spaces of the Meadows, Holyrood Park and Blackford Hill offer opportunities for walking, jogging and cycling. The nearby Warrender Swim Centre, Royal Commonwealth Pool and Falcon Bowling & Tennis Club offer a wide programme of activities.

There are a number of university buildings within walking distance and nearby public and private sector schooling is excellent. The property lies in the catchment area for St Peter's Primary School and James Gillespie's Primary and High Schools, whilst George Watson's College and George Heriot's School are also within easy reach.

The property is accessed by a private external stone staircase to the front door which opens to a bright vestibule with tiled floor. A glazed door opens to the spacious hall with coat closet and extensive cupboards. The hall enjoys an abundance of light from the original over stair window.



PROPERTY DETAILS

- * Bright and spacious Sitting Room with a large bay window with a leafy southerly outlook overlooking gardens to Blackford Hill with the Pentlands beyond. Feature fireplace and ornate cornice and picture rail.
- * Large Dining Room with space for good sized table and chairs. Walk in cupboard. Feature fireplace. Bay window again with open southerly view.
- * Fitted Breakfasting Kitchen with an extensive range of floor and wall fitted units.
- * Elegant Master Bedroom with bay window to side and additional window to front.
- * Study / Bedroom with window to rear with open outlook.
- * Bathroom with cream two piece suite and window to side.
- * WC with cream two piece suite.

MEZZANINE LEVEL

- * Bathroom with white three piece suite. Built-in cupboards accommodating washing machine and tumble dryer. Clothes pulley.
- * Bedroom with window to front.

UPPER FLOOR

- * Spacious Double Bedroom with door to small balcony and window to rear with lovely open outlook. Extensive built-in wardrobe and walk in cupboard.
- * Two further large Double Bedrooms with windows to rear.

ATTIC

- * Extensive Attic stretching full length and width of house, the majority of which is floored.

Energy Efficiency Rating: E

Note: Some curtains and light fittings will be removed prior to completion of sale together with the double oven in the kitchen.



GARDEN

To the front of the property is a private and well stocked garden with a good sized lawn. A private driveway provides off-street parking and leads to the stone staircase and large cellar. A separate driveway leads to the detached garage. In addition there is easy parking in the street outside the property by way of a residents' permit upon payment of an annual fee.



