

# 1F1 6 Seaforth Terrace

EDINBURGH, EH4 2BS



*Spacious Three Bedroom Apartment In  
Edinburgh's Popular Blackhall Area*



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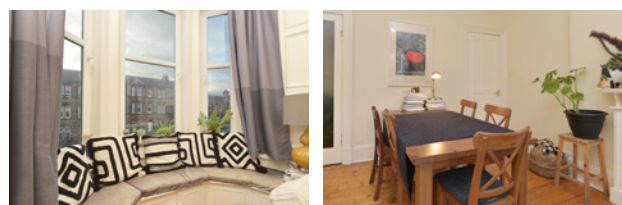


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McEwan Fraser Legal is pleased to offer this immaculate three-bedroom flat in Blackhall. The property is in pristine condition, featuring outstanding transport links and falling within the highly-regarded school catchments of Blackhall Primary and The Royal High School.

# THE LIVING ROOM



Inside, the property comprises of:

- A spacious living area with built-in shelving and abundant natural light.
- A fully equipped kitchen with an induction hob, extractor fan, and ample cupboard space for storage.



# THE KITCHEN & DINING AREA



- Three double bedrooms with natural lighting and sufficient space for furniture, including double beds.
- One bathroom with a well-appointed 3-piece suite, comprising a shower/bath, sink, and toilet.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2



# BEDROOM 3



three double bedrooms which include individual storage, natural lighting and space for furniture as well as double beds





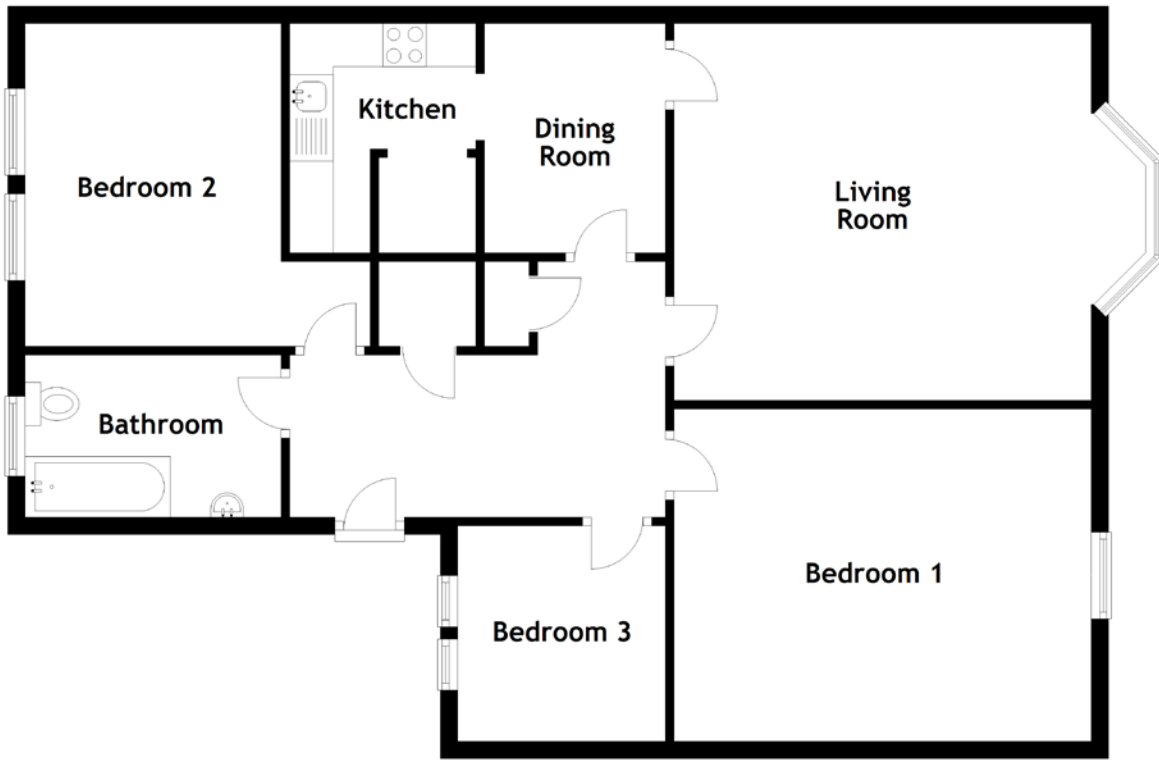
Additionally, the property offers parking facilities and access to an expansive communal garden. This represents a unique opportunity to acquire a centrally located flat in an exceptionally sought-after area.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

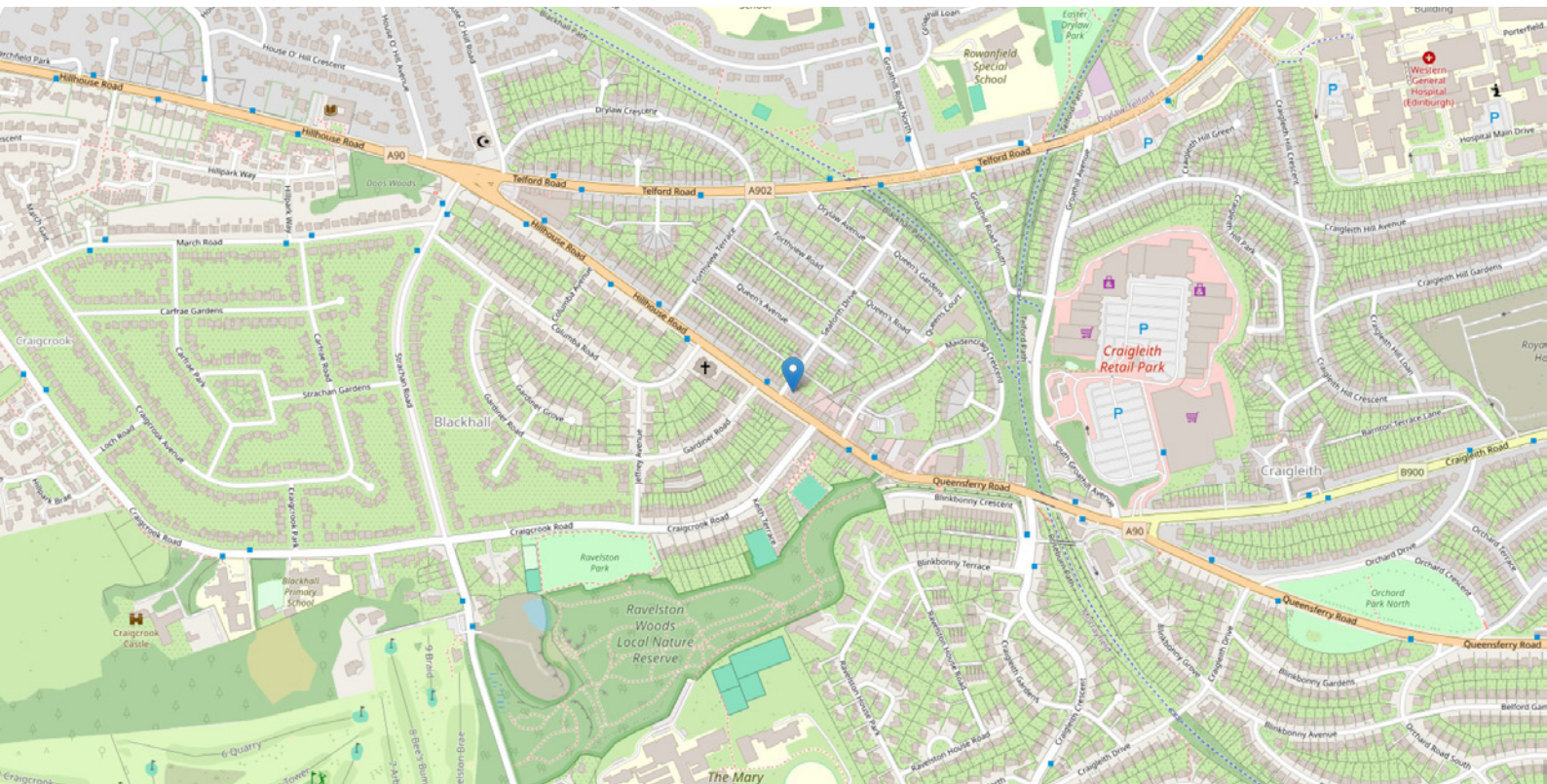


Approximate Dimensions (Taken from the widest point)

Living Room	4.82m (15'10") x 4.35m (14'3")
Dining Room	2.65m (8'8") x 2.09m (6'10")
Kitchen	2.65m (8'8") x 2.15m (7'1")
Bathroom	2.81m (9'3") x 1.50m (4'11")

Bedroom 1	4.82m (15'10") x 3.84m (12'7")
Bedroom 2	3.99m (13'1") x 3.73m (12'3")
Bedroom 3	2.49m (8'2") x 2.40m (7'10")

Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Many would consider Blackhall to be one of the city's best respected residential districts. The area boasts a wealth of properties many of which date back to the turn of the century. As well as the normal shopping facilities, the area provides some unusual shopping opportunities as well as a choice of banking and postal services.







Within a short distance away there is the Craigleith Park Retail Park which will satisfy most normal daily requirements but should a more extensive shopping trip be envisaged, it is a simple matter to travel into the city centre itself. Using one of the many and frequent bus services that pass through Blackhall, Princes Street is often less than ten minutes away and for the energetic, it is a relatively easy walk.

Throughout the area there is a number of interesting restaurants and bars. Once the novelty of these has been exhausted, it is easy to take advantage of all that can be provided in the city centre itself, especially those facilities concentrated around the West End. This is the site of the Usher Hall, Lyceum and Traverse Theatres as well as a number of cinemas including the Edinburgh Film House.

For those who prefer their recreational facilities to be in the open air there are a variety of fascinating almost country like walks through unvisited parts of the city using Edinburgh's old railway lines. The area is well served by excellent schooling, with Blackhall primary just round the corner and Royal High School, St George's, Mary Erskine's and Stewarts Melville all within close proximity. All things considered Blackhall is a residential district of considerable appeal which is well served locally and within the easiest possible reach of all that can be provided by the city centre.



**McEwan Fraser Legal**

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