

85 Cluny Gardens

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*BEAUTIFULLY PRESENTED FAMILY
HOME IN BLACKFORD*



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McEwan Fraser Legal is delighted to present this spacious three-bedroom semi-detached house in the heart of Blackford, one of Edinburgh's most sought-after residential areas. The property has both private front and back gardens with unrestricted on-street parking.

The glass front door ensures that the hall is flooded year round with light. Inside, the property comprises of a spacious living area that is front facing and has a southern aspect flooding the room with natural light. Featuring a lovely gas fire with high ceilings and bay window.



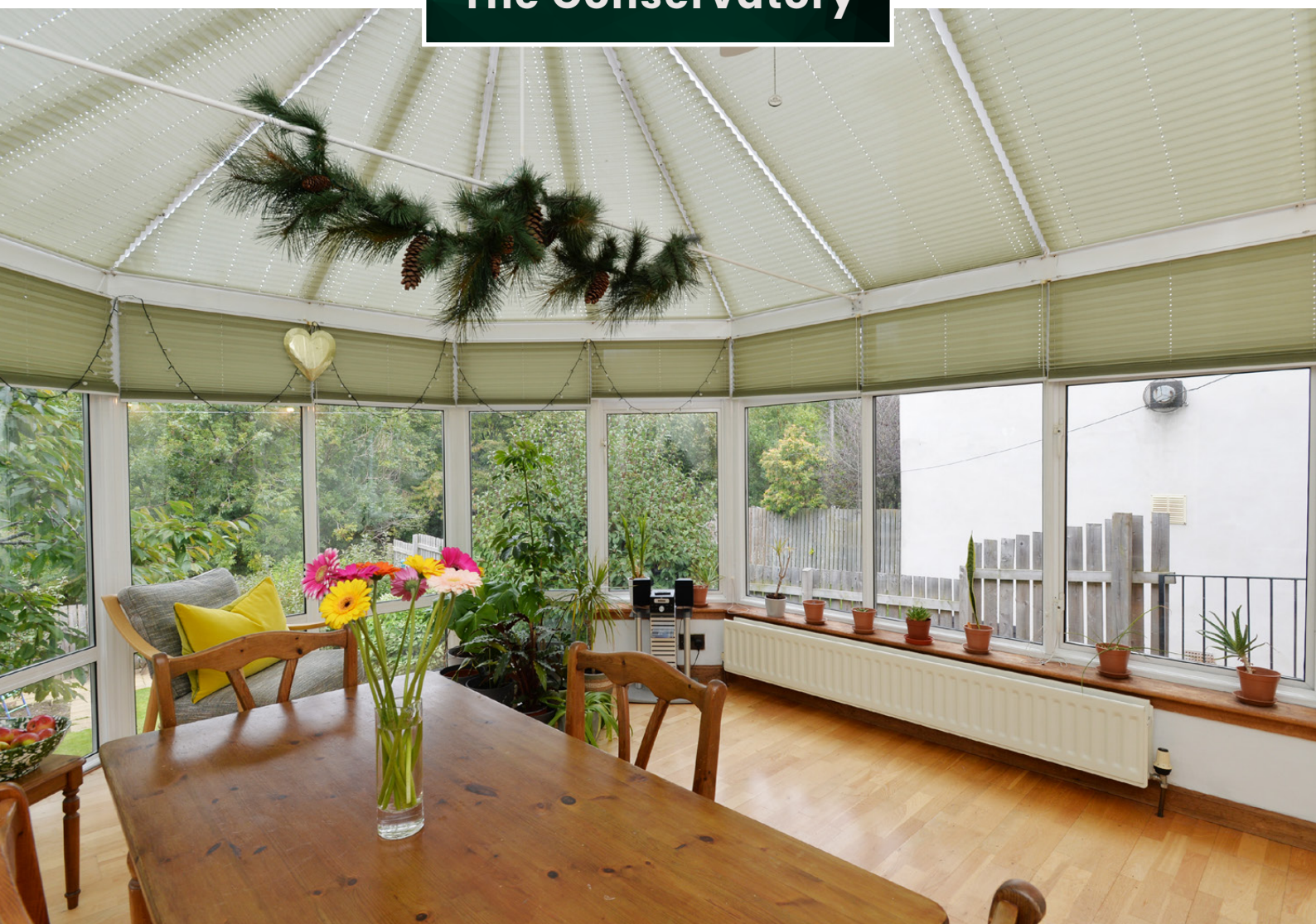


The kitchen is spacious and offers excellent storage and benefits from free-standing white goods such as, fridge freezer, dishwasher, washing machine, stove and ovens. The conservatory which is accessed from the kitchen is an excellent year-round lounge/dining room with large radiators and double-glazed windows. The large conservatory is not overlooked and has leafy views over to the woodland of the Astley Ainslie hospital.





The Conservatory



There are three generously proportioned bedrooms that offer various possibilities for furniture arrangements. The house has one modern shower room which has been finished to a high standard with various light options and creates a relaxing, spa like feeling.

In addition to this, the property includes an attic space as well as benefitting from gas central heating.





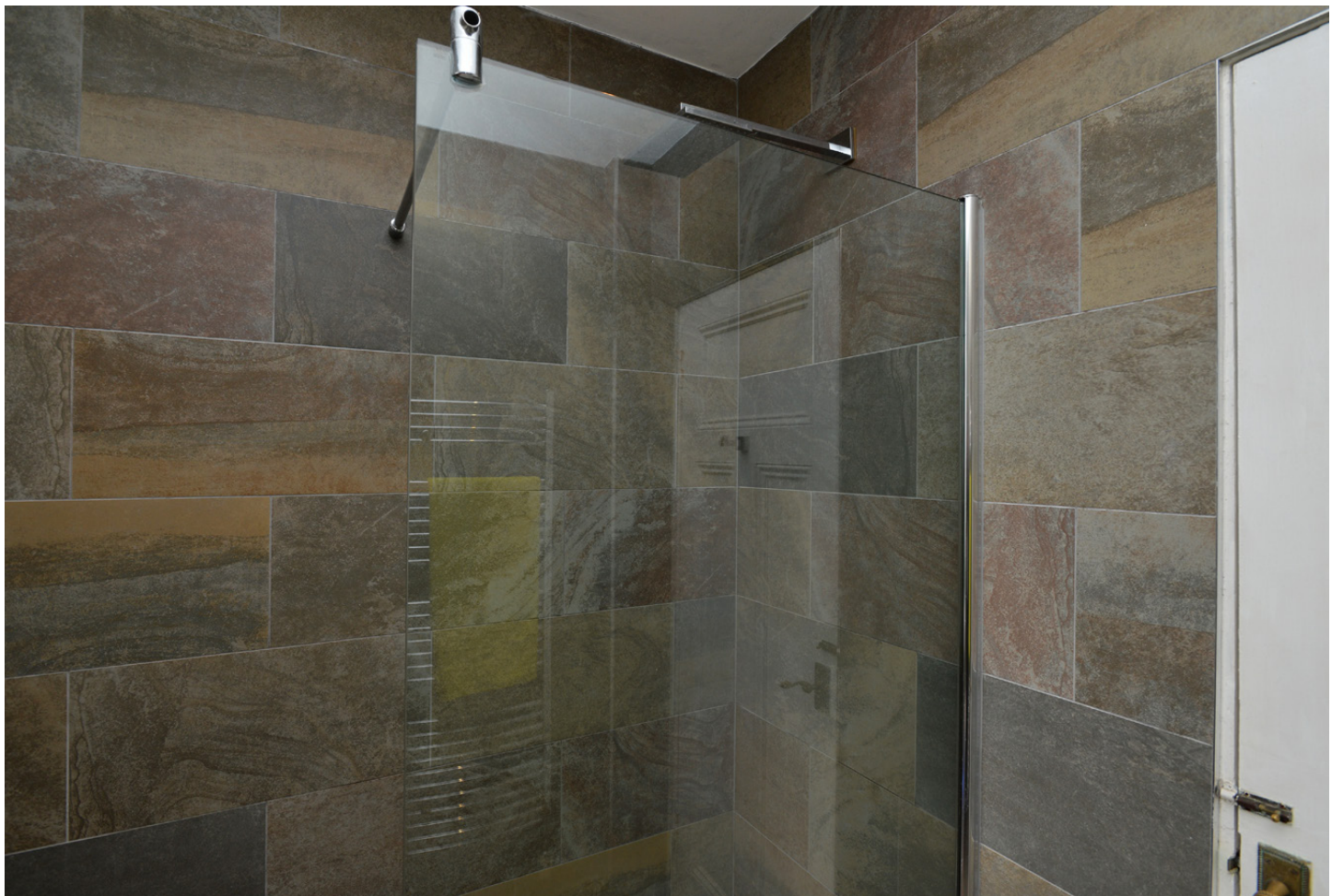
Bedroom 2

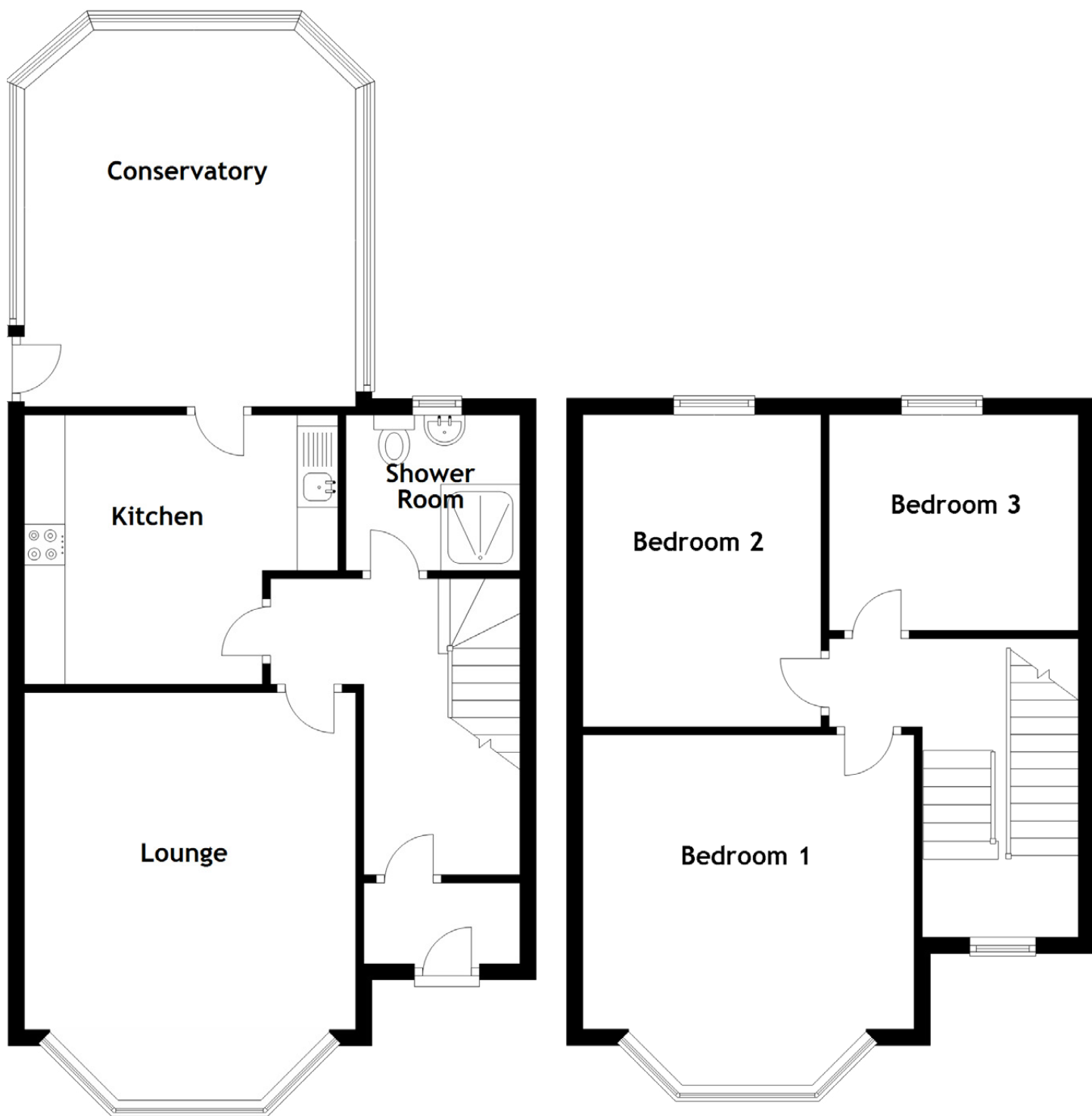




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	5.09m (16'9") x 4.08m (13'5")	Bedroom 2	3.85m (12'7") x 2.93m (9'7")
Kitchen	3.86m (12'8") x 3.32m (10'11")	Bedroom 3	3.07m (10'1") x 2.66m (8'9")
Conservatory	4.65m (15'3") x 4.08m (13'5")	Gross internal floor area (m ²): 107m ² EPC Rating: D	
Shower Room	2.14m (7') x 1.92m (6'4")		
Bedroom 1	4.60m (15'1") x 4.08m (13'5")		



From the conservatory there is access to a large, landscaped, rear garden consisting of mainly lawn containing two dwarf apple trees and with borders of mature shrubs. Its size offers potential for extending the house out in the future.





The Blackford area is two miles south of the City Centre and close to Morningside and The Grange. It is a few minutes walk into the vibrant heart of Morningside with its independent shops, bars, restaurants, coffee shops, library, theatre and cinema and it is well served by public transport. Edinburgh City Bypass with links to the A1 to the South and Edinburgh Airport (EDI) to the North, is only a four miles away. Opposite is Blackford Hill and pond and other outdoor walks can be found in nearby Hermitage of Braid Nature Reserve and Braidburn Valley. Other recreational facilities include a nearby tennis court, bowling club and a number of popular golf courses. The house is located in the catchment area for South Morningside and Canaan Lane Primary schools and the highly regarded, Boroughmuir High School as well as George Watson's College, an independent school. Both Edinburgh University's King's Buildings and Napier University's Craiglockhart Campus are nearby.

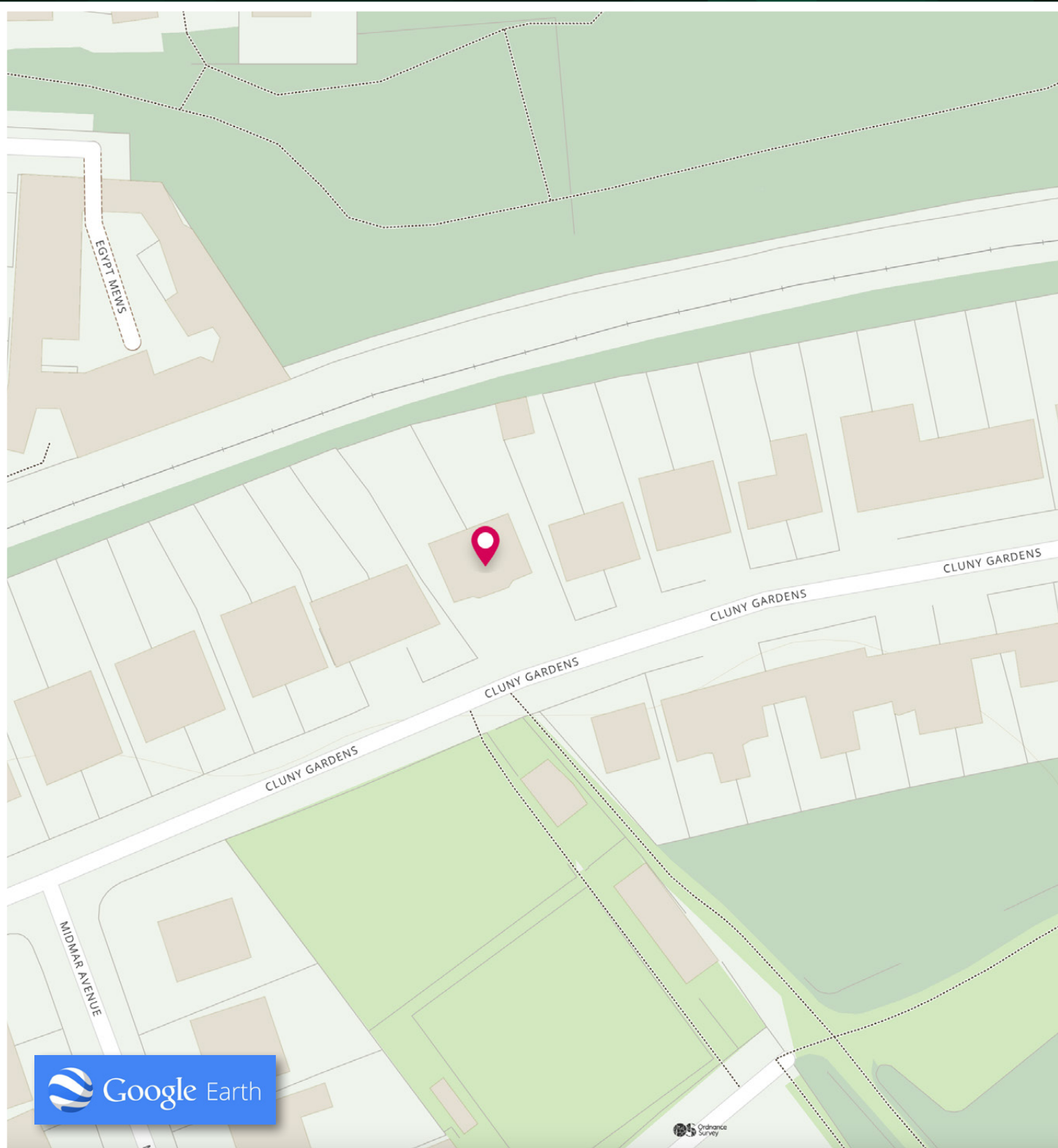


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