

**38 Ross Gardens
Edinburgh EH9 3BR**

Offers Over £370,000

- Fantastic open plan living/kitchen/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included in sale
- Two double bedrooms both with fitted wardrobes
- Large attic room
- Family bathroom fitted with three-piece suite and mains walk in shower
- Downstairs W.C
- Private back garden laid with artificial lawn and large decked area
- Mono block drive with space for two cars

**Council Tax Band: D
Tenure: Freehold**



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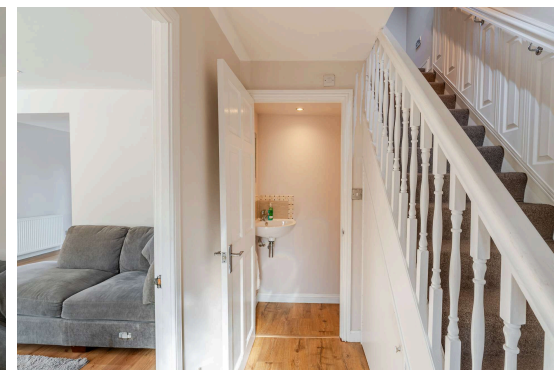
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EPC D



Terraced

Blair Cadell are delighted to bring to market this superb mid-terraced home in the highly sought-after Newington area. Presented in true turnkey condition, the property offers two generous double bedrooms and a substantial attic room, making it ideally suited to families, first-time buyers, or young professionals. Early viewing is highly recommended.

The accommodation is centred around a spacious dual-aspect open-plan living, dining, and kitchen area, flooded with natural light and designed for modern living. French doors provide direct access to the private rear garden, while a charming gas fireplace creates a warm and inviting focal point, making this the perfect space for relaxing or entertaining family and friends. The contemporary kitchen is fitted with an excellent range of wall and base units, complemented by an electric hob, oven and fitted microwave. Integrated and freestanding white goods are included in the sale, providing a practical and stylish cooking space. On the first floor, there are two well-proportioned double bedrooms, both benefiting from large fitted wardrobes that offer excellent storage. The fully tiled family bathroom is fitted with a modern three-piece suite and a mains shower over the bath. A substantial attic room further enhances the property's versatility, providing valuable additional space that can be utilised to suit individual requirements. The room also benefits from access to useful eaves storage. A convenient ground-floor WC completes the internal accommodation. Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency and an alarm system. Externally, the property boasts a fantastic private rear garden featuring an artificial lawn and a generous decked area, perfect for outdoor dining, summer barbecues, and entertaining guests. To the front, a large monoblock driveway provides off-street parking for two vehicles. Blackford is a highly desirable area to live in, located to the south of the Edinburgh City Centre and is served by a wide choice of local amenities which cater for all your daily needs. Cameron Toll Shopping centre is within walking distance, with convenience stores which offer a wide range of stores including a large Sainsbury's, Aldi, Boots and Argos along with high street restaurants. A wider selection of shops and restaurants can be found at Straiton Retail Park a short drive away. The neighbouring areas of Morningside and Brunstfield offer a wide range of independent shops and high street retailers, a thriving café culture and awardwinning pubs, restaurants and eateries, as well as theatre and cinema. Education is well covered in the area from nursery to higher education. Local catchment schools include Sciennes Primary and St Peter's RC Primary and James Gillespie's High School and St Thomas of Aquin's High School, with Edinburgh & Napier University both within easy reach.

Viewing by appointment on 0131 337 1800







38 ROSS GARDENS, EDINBURGH, EH9 3BR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1055 SQ. FT / 98 SQ. M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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