




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

2/4 Blandfield
EDINBURGH, EH7 4QJ

2/4 Blandfield

McEwan Fraser Legal are delighted to present this bright attractive, three bedroom, first floor flat that occupies a prime position within this prestigious and modern development. The flat is entered from a well-kept communal stairwell via a security entry phone system. The development itself benefits from attractive, well maintained mature communal landscaped gardens, and this flat enjoys the added benefit of unallocated off-street parking spaces.

The accommodation briefly consists of an entrance hallway with a good sized storage cupboard. There is a most impressive living room that is flooded with light thanks to a large window to the front and feature fireplace. The kitchen is a well proportioned and fully fitted space with dining area that leads into the to the living area through French doors. The kitchen has integrated oven, hob and hood. The master bedroom again with large window, features built-in wardrobe space and an en-suite shower room. The second double bedroom again has built-in wardrobe storage while bedroom three provides ample space for free standing wardrobes. Finally, the property is completed with a partly tiled bathroom with white three-piece, modern suite.

A full electric heating system has been installed and this along with comprehensive double glazed window units should help ensure a warm yet cost-effective living environment.



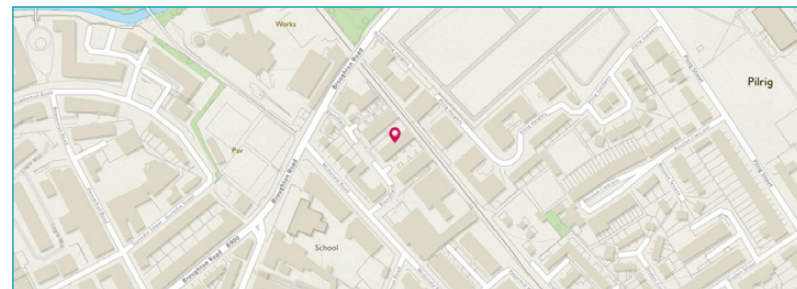


Approximate Dimensions
(Taken from the widest point)

Lounge	5.37m (17'7") x 3.63m (11'11")
Kitchen	3.80m (12'6") x 3.53m (11'7")
Bedroom 1	5.20m (17'1") x 3.36m (11')
Bedroom 2	4.04m (13'3") x 2.68m (8'10")
Bedroom 3	4.04m (13'3") x 2.33m (7'8")
Bathroom	1.91m (6'3") x 1.90m (6'3")
En-suite	1.81m (5'11") x 1.78m (5'10")

Gross internal floor area (m²): 84m²

EPC Rating: C



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
SCOTT CAMERON
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer