



BLACKFORD 39/7 BLACKFORD AVENUE BLACKFORD GRANGE

OFFERS AROUND £195,000

**VIEWING: BY APPOINTMENT THROUGH
SOLICITORS ON 0131 557 3188**

LOVELY GROUND FLOOR RETIREMENT FLAT IN SOUGHT-AFTER RESIDENTIAL AREA

Communal entrance foyer, welcoming hall, spacious lounge/diningroom with timber fireplace, two generously-proportioned double bedrooms, fitted kitchen, and showerroom with large shower cabinet. White meter heating. Double glazing. Warden and 24 hour careline. Lovely landscaped communal grounds. Residential private parking.

The subject of the sale is a lovely ground floor retirement flat situated in Blackford Avenue in one of Edinburgh's most sought after residential areas. The generously proportioned accommodation is ideally placed for all amenities including shopping, with a selection of small local shops providing for everyday requirements and the Cameron Toll Shopping Centre with superstores and a wide variety of smaller units located a short drive away at Lady Road. There are numerous sporting and recreational facilities in the area including the Royal Commonwealth Pool, the Meadows, and the Queens Park and Arthur's Seat, and the area also offers a wide variety of excellent bistros, bars and restaurants. Blackford also has easy access to the City Centre via a frequent public transport system passing along the main road.

The accommodation comprises: a communal entrance foyer, welcoming hall, spacious lounge/diningroom with timber fireplace, two generously-proportioned double bedrooms, fitted kitchen, and showerroom with large shower cabinet. The property further benefits from white meter heating, double glazing, a part-time warden in residence on Monday to Friday with all rooms having orange cords which are connected to the warden during the hours of 10am – 4pm or to the Astraline Careline 24 hours a day, 7 days a week, well-maintained landscaped grounds, residential private parking and visitors parking spaces. The extras offered with the sale include all carpets, curtains and blinds, the electric hob, fan-assisted oven, cooker hood, fridge/freezer and washer/drier in the kitchen.

ACCOMMODATION

ENTRANCE FOYER

Accessed through glazed automatic doors, the entrance foyer is tastefully decorated and has a lift to the upper floors, a seating area and houses the office for the warden.

ENTRANCE HALL

The welcoming entrance hall is accessed through a timber door and benefits from two spacious storage cupboards, one containing shelving and two storage

baskets, the other large walk-in cupboard containing lighting, cloak hooks, shelving, good floor storage space and housing the hot and cold water tanks. Telephone point. White meter heater. Smoke alarm. Fitted carpet. One single power point.

LOUNGE/DININGROOM (19'1 x 12', 5.82m x 3.65m)

This elegant room benefits from windows to both the front and side, making this a particularly bright room with plenty of space for both seating and dining furniture. The focus of the room is an electric fire set into a timber mantel with marble inset and hearth, with useful shelving units to both sides of the fire. Door leading to the kitchen. TV aerial point. Telephone point. Plain coving. White meter heater. Fitted carpet. Three double and one single power points.

KITCHEN (12'8 x 5'9, 3.86m x 1.75m)

The kitchen is fitted with a good selection of wall and base units incorporating a stainless steel one and a half bowl drainer sink with complementary worktops providing plenty of food preparation areas. Attractive co-ordinating tiling has been applied to all the splashback areas. The electric hob, fan-assisted oven, cooker hood, fridge/freezer and washer/drier are to be included in the sale. Dimplex wall heater. Window to side. Laminated wood-effect vinyl flooring. Three double and one single power points.

BEDROOM 1 (15' x 13'11, 4.57m x 4.25m)

Situated to the side of the property with an outlook through twin windows, this generously-proportioned double bedroom benefits from excellent storage comprising two double mirrored-door wardrobes containing shelving and hanging rails. Matching wall lights. Telephone point. Panel heater. Plain coving. Fitted carpet. Three double power points.

BEDROOM 2 (10'1 x 8'11, 3.08m x 2.72m)

Quietly located to the rear of the property with a lovely outlook over the landscaped grounds, this second double bedroom has ample space for a double bed and other free-standing bedroom furniture. Further storage is available through a double mirrored-door wardrobe containing shelving and hanging rails. Twin wall lights. Plain coving. Panel heater. Fitted carpet. Two double power points.

SHOWERROOM (6'9 x 6'8, 2.04m x 2.01m)

The good-sized showerroom is fitted with a three-piece suite comprising a large double shower cabinet with ramp access housing a Mira 723 shower, with a washand basin and w.c. to side. Attractive tiling has been applied to all walls. Extractor fan. Chrome heated ladder-style towel rail. Dimplex wall heater. The accessories are included in the sale. Shaver point with light.

GROUNDS

There are lovely, well-maintained landscaped grounds surrounding the property which are looked after by the factor – details in the information section below.



NB Information for prospective purchasers of flat 39/7 Blackford Avenue, Edinburgh
 Each flat has its own Title Deeds, but in addition, there is a Deed of Conditions covering the entire block which sets out the conditions and burdens under which the property is held and the rights and obligations of the proprietors. The current Deed was registered on 16th November, 2006 and copies were given to all proprietors and to their solicitors at the time.

There are a number of provisions in the Deed which it would be useful for you to know at this stage:-

Each flat may be used and occupied by not more than three persons, all of whom shall be capable of living an independent life and at least one of whom shall have attained the age of sixty years; this can be relaxed in certain circumstances.

Only one pet is allowed i.e. one dog or one cat or one bird (kept in a cage).

The flats are not sheltered accommodation and there is no warden as commonly understood. There is, however, a Secretary who works from 10am to 4pm, Monday to Friday. She can be contacted, when on duty, by pulling one of the orange cords which are in every room of the flat. At other times, (including her lunch break), 24 hours a day, 7 days a week, pulling a cord will put the occupier through to Astraline Careline, who can deal with any emergency. The

Secretary can help an individual where it is reasonable to do so, but only to the extent a good neighbour would.

There is a monthly service charge which covers the day-to-day running of the complex including such items as, in relation to the common areas, routine repair and maintenance, heating and lighting, window cleaning and gardening; it also covers the upkeep of the emergency installations (Careline, fire and alarm systems), the Factor's management fee and the secretary's salary. The Charge at present is approximately £118 a month which includes property but not contents insurance.

The Deed also provides for a major repairs fund to pay for individual items of work estimated to cost more than £5,000. The fund is financed from:-

Any surplus in the annual income and expenditure account relating to the service charge mentioned above, a contribution from within the service charge (currently £4 a month) and a sum to be paid by an incoming proprietor, on purchasing a flat, equal to 1% of the purchase price of the flat. This sum would be paid on the same date as the sale of the flat is completed or within one month thereafter.

The Factor is Viewpoint Housing Association Ltd, 4 South Oswald Road, Edinburgh, EH9 2H