



75 West Savile Terrace
Blackford, EH9 3DP

deans 
Solicitors & Estate Agents LLP



MAIN DOOR LOWER VILLA

- Sitting Room
- Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- Free On-Street Parking
- EPC Rating - D



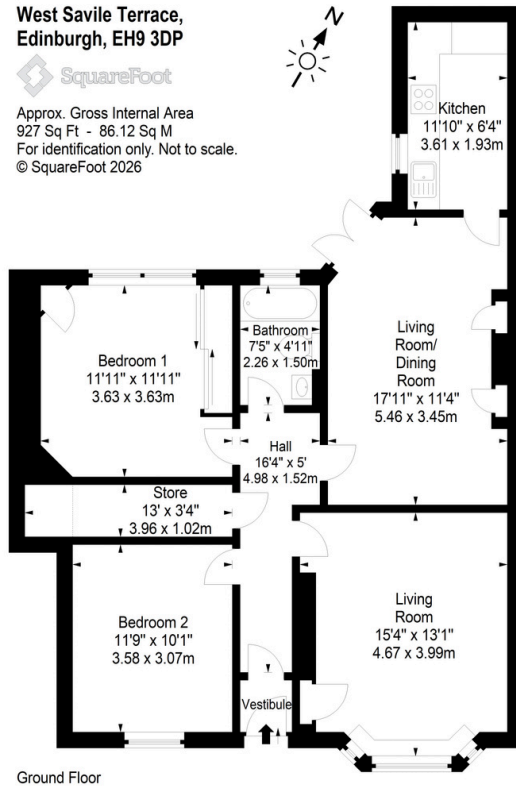
Forming part of a stone-built building, this charming main door lower villa in a tree-lined residential street is situated within the sought after highly desirable location of Blackford. The lovely flexible and versatile accommodation which is in move-in condition would make an ideal purchase for the downsizers/young professionals and early viewing is highly recommended. Close to well-regarded schooling, the open spaces of Blackford Hill, The Hermitage of Braid and Kings Buildings. A variety of amenities can be found within the area with further specialised shopping available at Cameron Toll Shopping Centre. An excellent public transport passes close by and travels to the City Centre and many surrounding areas. Entrance vestibule into welcoming hallway, light and airy south facing bay windowed sitting room (which could be used as a 3rd bedroom), delightful dining room with feature fireplace and French doors to the rear garden with stylish well laid out kitchen off with integrated appliances, two delightful double bedrooms/one with built-in mirrored wardrobes and bathroom with shower over. There are well maintained gardens to the front with an easily maintained enclosed rear garden with summer house which has electricity. The rear garden can also be accessed via the side of the property. Further benefits include free on-street parking, gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, tumble dryer, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.



**West Savile Terrace,
Edinburgh, EH9 3DP**



Approx. Gross Internal Area
927 Sq Ft - 86.12 Sq M
For identification only. Not to scale.
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Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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