

Flat 4, 1, West Savile Gardens
Blackford, EH9 3AB

Deans
Solicitors & Estate Agents LLP







SECOND FLOOR FLAT

- Living Room
- Kitchen/ Dining Room
- Three Double Bedrooms
- En-suite Shower Room
- Bathroom
- Communal Front & Rear Gardens
- Allocated Parking Space
- Double Glazing & GCH
- EPC Rating - B



Situated within the highly desirable area of Blackford, at West Savile Gardens, this spacious and light-filled second floor flat enjoys a sunny south and west-facing aspect, with attractive views towards the Observatory. An excellent range of amenities can be found nearby, with Edinburgh City Centre and the University of Edinburgh easily accessible. The property is also ideally positioned for access to The Meadows and the Royal Hospital, while an abundance of lovely walks and green spaces can be enjoyed nearby. The property falls within the catchment areas for James Gillespie's High School and St Thomas of Aquin's RC High School. The accommodation comprises: welcoming entrance hall, bright and generously proportioned sitting room, separate kitchen/dining room, three good-sized bedrooms, including a principal bedroom with en-suite shower room, and bathroom. Further benefits include an allocated parking space, communal front and rear gardens, gas central heating and double glazing. An excellent opportunity for a variety of buyers, particularly those seeking spacious accommodation in a convenient location close to the City Centre and university facilities. Included in the sale are all fitted floor coverings, oven, hob, hood, fridge/freezer, washing machine and dishwasher. All appliances included in the sale are sold as seen with no warranty provided. The property is factored by Trinity Factors, with approximate factor fees of £80 per month.





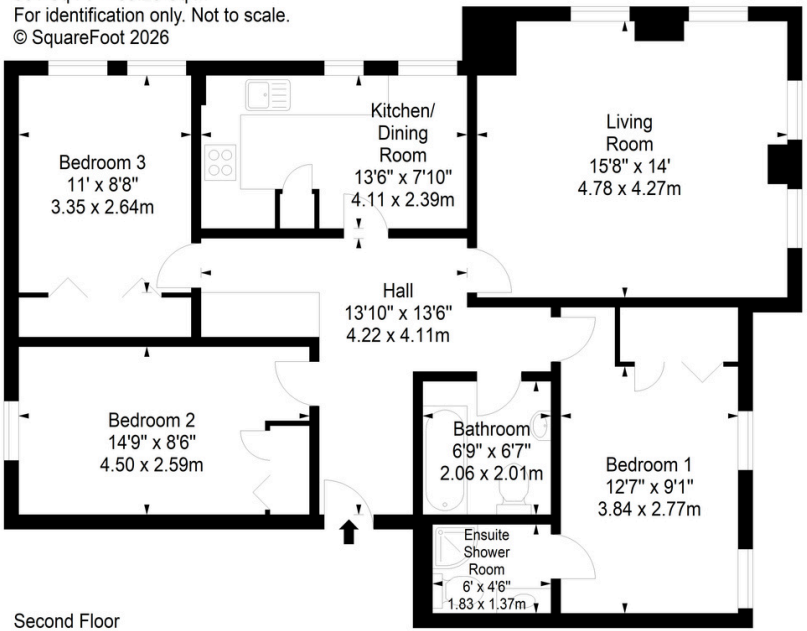




West Savile Gardens,
Edinburgh,
Midlothian, EH9 3AB

SquareFoot

Approx. Gross Internal Area
961 Sq Ft - 89.28 Sq M
For identification only. Not to scale.
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Second Floor







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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