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113/2 West Savile Terrace

Blackford, Edinburgh, EH9 3DN

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Property Summary

Modern built ground floor flat within a sought after location. Hallway with storage, corner lounge/dining room overlooking landscaped grounds, kitchen with appliances, 2 double bedrooms including master bedroom with built in mirror wardrobes and bathroom with electric shower above bath. Double Glazing. Electric heating. Secure entry phone system. Private residents car park to rear. Close to a plethora of amenities.

Extras: Washer/dryer, fridge and curtains are included. All contents, as viewed, can be included within the sale.

Features

- Modern built ground-floor flat in desirable Blackford
- Newly decorated interior with laminate flooring
- Dual-aspect lounge/dining room with leafy outlook
- Separate fitted kitchen with appliances
- Main bedroom with built-in mirrored wardrobes
- Second double bedroom
- Modern bathroom with electric shower above bath
- Communal landscaped grounds
- Electric heating and double glazing
- Entryphone system
- Residents' car park







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“Modern built ground floor flat within a much sought after location.”

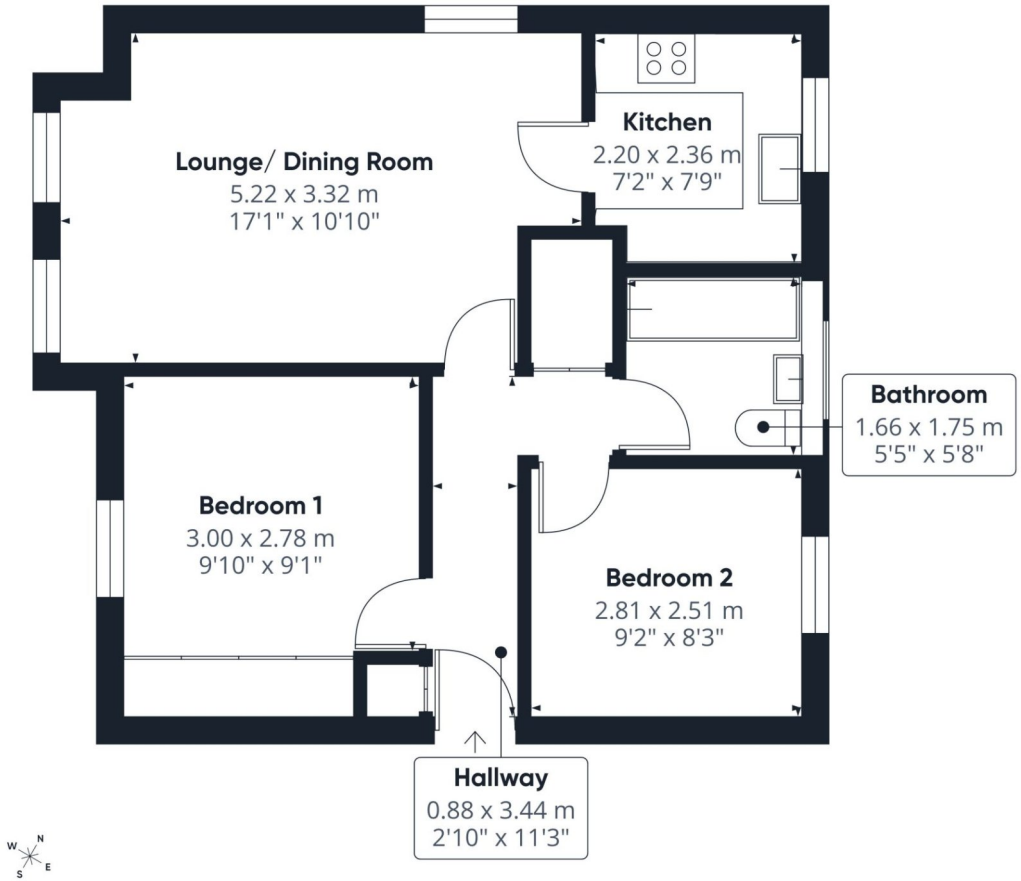
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Blackford, Edinburgh

West Savile Terrace lies approximately 3 miles South of Princes Street and is ideally placed for those working within the city centre with an excellent bus service available less than a few hundred yards away. Alternatively, a number of major access roads including the A720 Edinburgh City By-Pass allowing for ease of movement out with the area. Within the immediate area there is a plethora of amenities to meet every day needs including a general store, post office, doctors, library, Calton Cricket Club and Craigmillar Park Golf Club with Blackford Hill allowing for leisurely strolls past The Royal Observatory through the Hermitage of Braid and around Blackford Pond. Nearby, Morningside has a diverse range of independent shops, restaurants and supermarkets with the Dominion Cinema, Churchill Theatre and Warrender Baths and Royal Commonwealth Pool more than adequately meeting leisure needs. Highly acclaimed schooling is available at both state and fee paying levels including includes James Gillespie's, George Watson's College and George Heriot's. It is also worth noting the close proximity to the King's Buildings campus of Edinburgh University and Royal Infirmary at Little France.



Floorplan



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Approximate total area(1)
47.2 m²
507 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.