

Jardine Phillips
Solicitors • Estate Agents

BLACKFORD

39/3 WEST SAVILE TERRACE
EH9 3DS



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EPC RATING: C

OFFERS OVER £285,000

PROPERTY DESCRIPTION

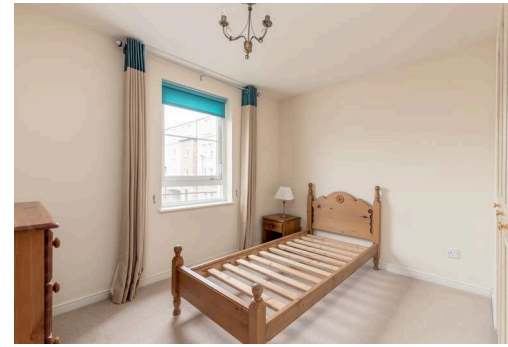
- Open hallway with two handy storage cupboards
- Sunny sitting/dining room to front with twin windows and feature fireplace with gas coal effect fire
- Large kitchen/breakfast room with wide range of cream shaker units, integrated appliances, breakfast bar and boiler in cupboard
- Master bedroom with fitted wardrobes
- Contemporary ensuite shower room with quadrant shower off the mains, grey vanity sink unit and wc
- Second double bedroom with fitted wardrobes
- Modern family bathroom with large walk-in shower off the mains with grey vanity sink unit, wc and heated towel rail
- Gas central heating from combi boiler
- Double glazed windows
- Allocated parking space
- Communal landscaped gardens
- Development managed by Trinity Factors for around £1,000pa, to include block buildings insurance and maintenance of the building & surrounding grounds
- All furniture included in the sale.



VIEWING

Sun 2-4 or by appt pls
call Jardine Phillips
01314466850





IMMACULATELY PRESENTED, TWO BED TWO BATH APARTMENT IN ATTRACTIVE DEVELOPMENT

Spacious and bright two bedroom flat in well maintained small development in popular residential area. Perfect for young professionals or families, being in the catchment for the well renowned Sciennes Primary and James Gillespie High Schools. Allocated parking and landscaped gardens surrounding the development.

AREA

Blackford is a very popular area in the south of the city with great links to Morningside, the Grange, Marchmont and Newington with their excellent range of supermarkets, independent shops, coffee shops, speciality food stores, bars and restaurants. Cameron Toll shopping centre is also a short drive away. The flat is in the catchment for excellent schools including Sciennes and St Peter's RC Primary and James Gillespie High School. There are a wide range of amenities available including a library in Morningside, the very popular Dominion Cinema & Church Hill Theatre and a wide range of leisure facilities at the Royal Commonwealth Pool. The flat is also well placed for lots of walks and open spaces including Blackford Hill & Pond and the Braid Hills. Edinburgh University and the Kings Building Campus are both close by and there is easy access into town via the numerous bus services and out of town to the city bypass and beyond.

PARKING

Allocated Parking Space

EXTRAS

The blinds/curtains, light fittings, electric hob, Bosch oven, cooker hood, washing machine, Bosch dishwasher and Bosch integrated fridge freezer and all furniture is included in the sale.

HOME REPORT VALUATION

£295,000

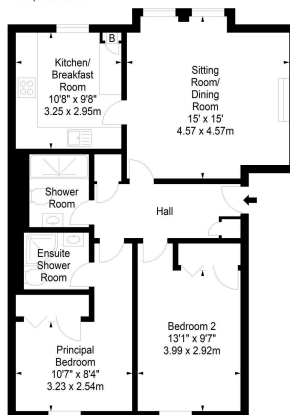


Sitting/dining room	15' x 15' (4.57 x 4.57m)
Kitchen/breakfast room	10'8 x 9'8 (3.25 x 2.95m)
Bedroom 1	10'7 x 8'4 (3.23 x 2.54m)
Bedroom 2	13'1 x 9'7 (3.99 x 2.92m)

West Savile Terrace,
Edinburgh, EH9 3DS



Approx. Gross Internal Area
793 Sq Ft - 73.67 Sq M
For identification only. Not to scale.
© SquareFoot 2023



First Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

