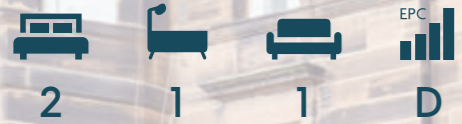


COULTERS[©]

WELCOME TO:

WEST SAVILE TERRACE

22/1 West Savile Terrace, Blackford, Edinburgh, EH9 3EA



WEST SAVILE TERRACE AT A GLANCE:



Sought-after
Blackford location



Traditional
apartment



Shared rear
garden



Close to bustling
Morningside



Walking distance of
Blackford Hill



Universities
close by

EXTRAS:

All fixtures and fittings, including; blinds, light fittings, and fitted floor coverings. Please note that the rugs, the curtains and the lampshades are available through separate negotiation. The chandelier in bedroom one is not included in the sale.



A LITTLE BIT ABOUT THE PROPERTY:

Beautifully presented throughout, this is a stunning apartment situated in a residential street in leafy Blackford. Forming the ground floor of a red sandstone tenement, it is characterised by its abundance of natural light and wonderful proportions. The current owner has enhanced the appeal of the property by upgrading both the kitchen and bathroom. Near to Morningside, the open spaces of Blackford Hill and The Hermitage of Braid, and offering swift access to the City Centre, it presents a rare opportunity.

- Wonderfully bright living room with bay windows to the front, intricate cornicing, wooden flooring, and a built-in Edinburgh press.
- Adjoining the living room is a versatile box room/study.
- Spectacular new south-facing dining kitchen overlooking the shared rear garden, providing direct access to this and a small seating area. The generous layout features a large built in pantry, allowing for casual dining at the breakfast bar or something more formal in the charming dining alcove.
- Utility room adjacent to the dining kitchen with worktops and a pulley.
- Stunning light-filled principal double bedroom boasting a spacious footprint and a sophisticated décor of wooden flooring, high ceilings, and a picture rail.
- Second sizeable double bedroom.
- Newly upgraded bathroom with a high-quality suite.
- Private front garden and well-kept large south-facing shared rear garden.
- Gas central heating, security alarm, external motion sensors, and traditional sash and case windows with double glazing.
- Useful cellar for extra storage space.
- On-street (unrestricted) parking.





LOCATION, LOCATION, LOCATION:

Set in the shadow of Blackford Hill, leafy Blackford is one of Edinburgh's most desirable areas. Close to not only Blackford Hill and the wooded nature reserve of The Hermitage of Braid with beautiful views and picturesque walks, the property is minutes from Liberton, Prestonfield, and the Braid Hills Golf Courses.

Enjoy further superb recreational amenities at Craiglockhart Leisure and Tennis Centre with its indoor and outdoor racquet sports courts, fitness classes, and gym and those at the iconic Royal Commonwealth Pool. Experience vibrant dining and drinking spots in nearby cosmopolitan Morningside including The Merlin, and Mia's Italian Kitchen. With the Grange, Newington, and Morningside on the doorstep local shopping needs

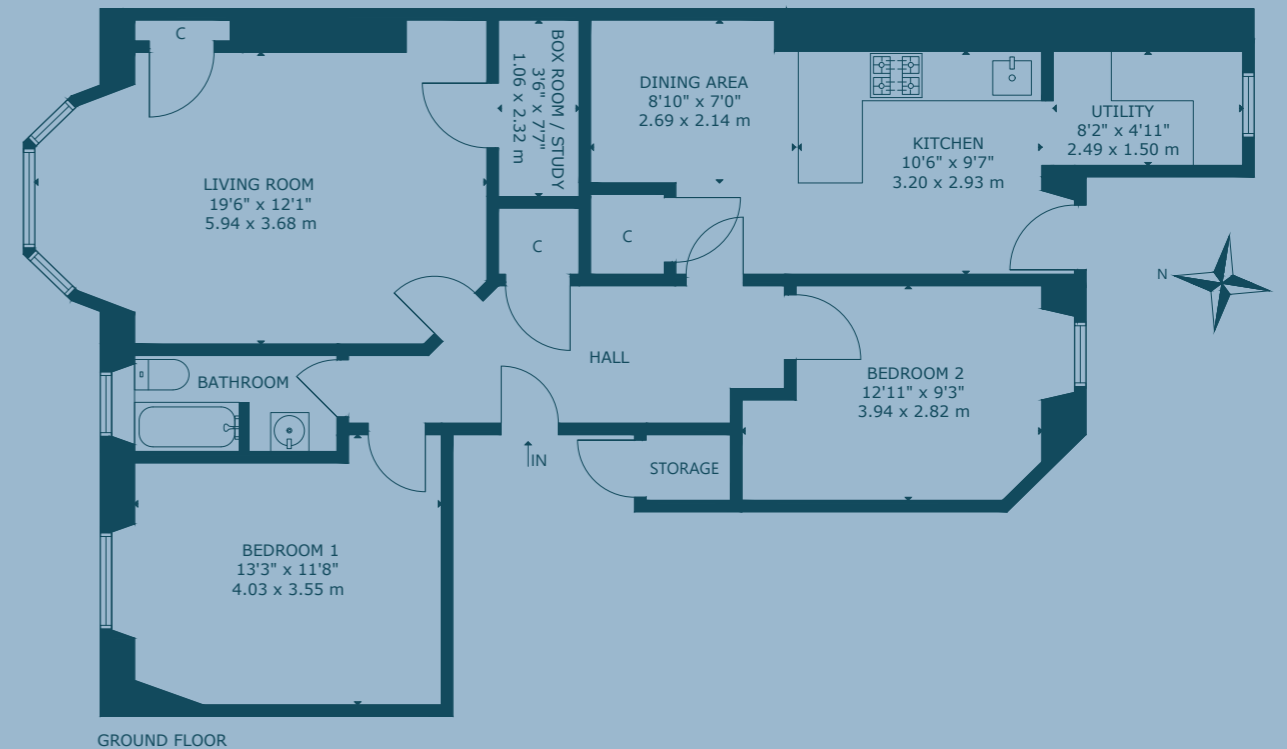
are well-catered for including a Waitrose and Marks and Spencer Simply Food. Cameron Toll Shopping Centre which houses a large Sainsbury's and Aldi along with other retailers is a five-minute drive.

Well-regarded schooling includes Sciennes Primary School and James Gillespie's High School with private options such as George Watson's College and Merchiston Castle School. It is ideally situated for The Royal Infirmary, The University of Edinburgh King's Buildings, and Napier University's Merchiston Campus.

Regular bus services take you swiftly into Edinburgh's City Centre and the City Bypass and Edinburgh International Airport are within easy reach.



FLOOR PLAN:



22/1 West Savile Terrace, Blackford, Edinburgh, EH9 3EA

Approx. Gross Internal Area

951 Sq Ft - 88 Sq M

For identification only. Not to scale.

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WE'D LOVE TO HEAR FROM YOU:

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