



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 305, 27 WEST SAVILE TERRACE

Blackford, Edinburgh, EH9 3DR



This second-floor flat forms part of a sought-after retirement development in desirable Blackford, with excellent shared facilities, beautifully maintained communal gardens, and residents' and visitors' parking. Other facilities include a lift service, visitors' rooms with a booking calendar, a care manager, and a 24-hour Careline alarm system. The minimum age eligibility for the development is 60 (or 60 and 55 if a couple apply) and the care manager must assess the suitability of potential buyers. The development benefits from close proximity to everyday essentials such as shops and transport links, as well as golf courses and open spaces including the Hermitage of Braid and Blackford Hill Local Nature Reserve. Extras: Integrated kitchen appliances comprising a double oven, a hob, and extractor hood will be included in the sale. Some items, such as a new fridge, are also available by separate negotiation. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Sought-after retirement development exclusively for the over 60s in Blackford
- Well-presented second-floor flat
- With close proximity to Edinburgh city centre, for a multitude of leisure activities
- Secure shared entrance and lift service
- Entrance hall with built-in storage
- Southwest-facing living/dining room
- Sunny kitchen
- Double bedroom with built-in wardrobe
- Accessible shower room with walk-in shower
- Communal lounge and shared laundry facilities
- Lovely communal gardens and private residents' parking



"A SECOND-FLOOR
RETIREMENT FLAT,
WHICH FORMS PART
OF A SOUGHT-AFTER
RETIREMENT COMPLEX
IN BLACKFORD"



EPC RATING:



COUNCIL TAX BAND:



VIEWINGS

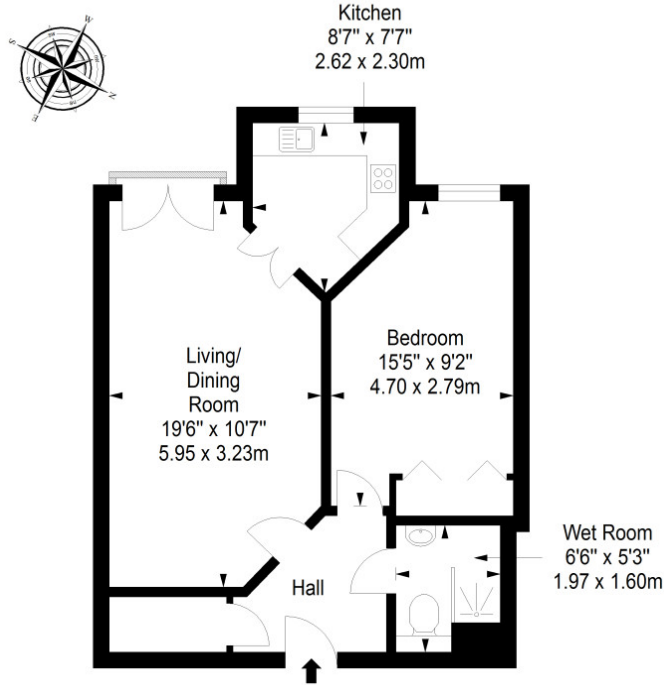
By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

Second Floor

Approx. 45.4 sq. metres (488.7 sq. feet)



Total area: approx. 45.4 sq. metres (488.7 sq. feet)

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LoTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.