










Offers Over

£220,000

113/8 West Savile Terrace

Blackford | Edinburgh | EH9 3DN

Situated in the highly-regarded district of Blackford, to the south of Edinburgh City Centre is this bright and well-proportioned second/top floor flat, forming part of a small, factored modern development with residents' parking. The property would suit a variety of purchasers and offers an excellent first time buy or buy-to-let investment.

-  2 Bedrooms
-  1 Public Room
-  1 Shower Room
-  Residents' Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

Offered for sale in good decorative order throughout, the flat is accessed via a secure, well-maintained stair where at the second (top) floor the accommodation comprises: welcoming hallway with useful built-in storage, utility cupboard and hatch to a large floored, lit and newly insulated attic, generously proportioned dual aspect reception room with ample space for both living and dining furniture, stylish fitted kitchen with a range of base and wall mounted units offering excellent storage, principal bedroom with large built-in wardrobe, built in bookshelves and bedside cabinets, second double bedroom and modern shower room with white suite and electric instant shower. Benefits on offer include full uPVC double glazing, electric heating and a secure bike store.



Extras

All fitted floor coverings and fitted blinds will be included in the sale together with the integrated hob and oven, fridge freezer, dishwasher, and washing machine.

Gardens, Parking & Factor

The property benefits from landscaped communal grounds with off-street residents' parking and a secure communal bike store. Further free on-street parking is also available. The building and communal grounds are maintained by Trinity Factors at a cost of approx. £80 per calendar month. This includes maintenance of communal areas and building insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

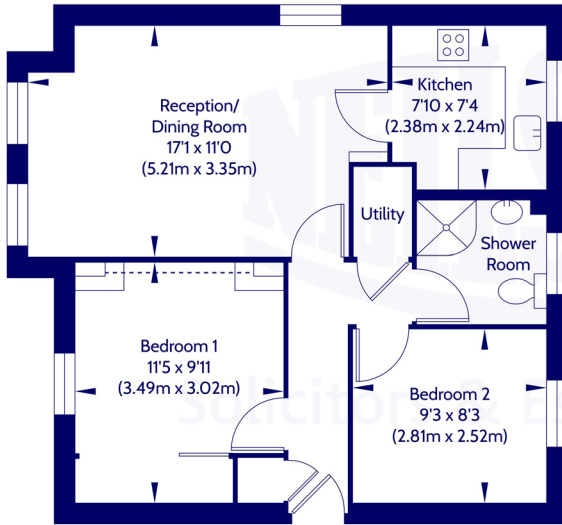
The highly regarded residential area of Blackford lies to the south of the City Centre. The area is well served by a good range of local amenities including schools, shops and recreational facilities along with Edinburgh University King's Buildings. The neighbouring districts of Newington, Morningside and Marchmont, with their vast choice of amenities, are also easily accessible. Leisure-wise, the choice is excellent and includes many fashionable bars, bistros and restaurants, in addition to the Festival Theatre and the Royal Commonwealth Swimming Pool. Pleasant walks are available at the nearby Blackford Hill and Hermitage of Braid. An efficient public transport network operates to most parts of the City and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





Approx. Gross Internal Floor Area 53 Sq M / 570 Sq Ft.

Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

