











Offers Over

**£140,000**

## 27/206 West Saville Terrace

Blackford | Edinburgh | EH9 3DR

Situated in the highly-regarded district of Blackford, to the south of Edinburgh City Centre is this bright and well proportioned first floor retirement flat, forming part of a modern development with beautifully maintained communal grounds. The property is presented to the market in move in condition and benefits from lift access, residents parking, residents lounge, guest room and laundry, as well as from a House Manager and 24hour Link to Careline.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Lift & Stair Access
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - D



## Description

Internally the accommodation briefly comprises; welcoming entrance hallway with large walk-in cupboard, bright and spacious reception/dining room with Juliette balcony, fitted kitchen with appliances, spacious double bedroom with mirrored fitted wardrobes, and contemporary wet room.



## Extras

All fitted floor coverings, curtains and blinds will be included in the sale together with the hob, oven and fridge/freezer.

## Gardens & Parking

The property is situated within impressive communal garden grounds together with residents parking.

## Factor & Further Information

The property is only available to residents over 60 years old and the purchaser would be required to meet the criteria of the development. In the case of a couple, one must be 60+ and the other 55+. There is a monthly factoring charge payable to First Port Property Services Scotland Ltd of approx. £125.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

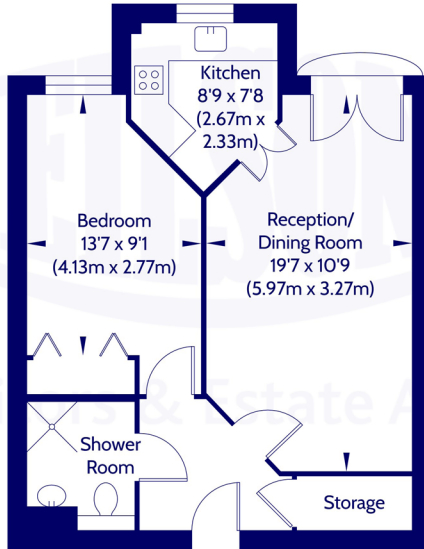
The highly regarded residential area of Blackford lies to the south of the City Centre. The area is well served by a good range of local amenities including schools, shops and recreational facilities along with Edinburgh University King's Buildings. The neighbouring districts of Newington, Morningside 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 44.89 Sq M / 483 Sq Ft.

First 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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