

27 (flat 316) West Savile Terrace, Blackford, Edinburgh, EH9 3DT



27 (flat 316) West Savile Terrace | Blackford | EH9 3DT

Description

27 (flat 316) West Savile Terrace is a particularly appealing one-bedroom second floor flat, forming part of a well-established McCarthy & Stone retirement development, with private residents parking and communal landscaped grounds. Situated in the desirable Blackford area, the location is superb with excellent local amenities and is a convenient distance from the city centre and surrounding areas.

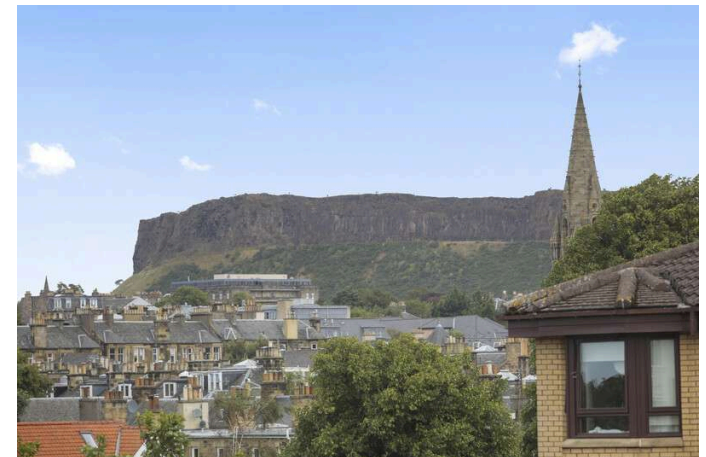
- Hallway with storage
- Spacious living/dining room with views to Arthur's Seat and Salisbury Crags
- Fitted kitchen
- Comfortable double bedroom with fitted wardrobe
- Shower room
- Electric heating and double glazing
- Residents lounge to include social activities organised by the residents committee
- Lift access
- Beautifully tended landscaped communal grounds
- Residential private parking including dedicated disabled and visitor spaces
- Guest/visitor suite which can be booked on request

Factoring Note

The development is factored by First Port Scotland at an approximate charge of £1,600 per annum. This covers the maintenance of all the communal areas, the laundry facility room, the 24 hour Careline system, House Manager and the blocks buildings insurance. There is an age restriction of 60 or over for a single occupant and for a couple, one should be 60 or over and the other 55 or over. Any prospective purchasers must be capable of independent living and will require to be interviewed and approved by the Factor as suitable occupants.

Extras

The fitted carpets, blinds, oven, hob, cooker hood, and fridge/ freezer are included. Interested parties should note that no warranties or guarantees will be provided with regard to the working condition of any of the appliances. Additional items of furniture may be available by separate negotiations.



Location

Blackford is a highly desirable area, located to south of Edinburgh City Centre and offers incredible walks through the nearby Braid Hills. Residents can enjoy far reaching views of the city and leafy surrounds within a short stroll of the property.

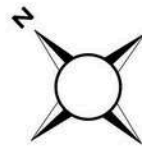
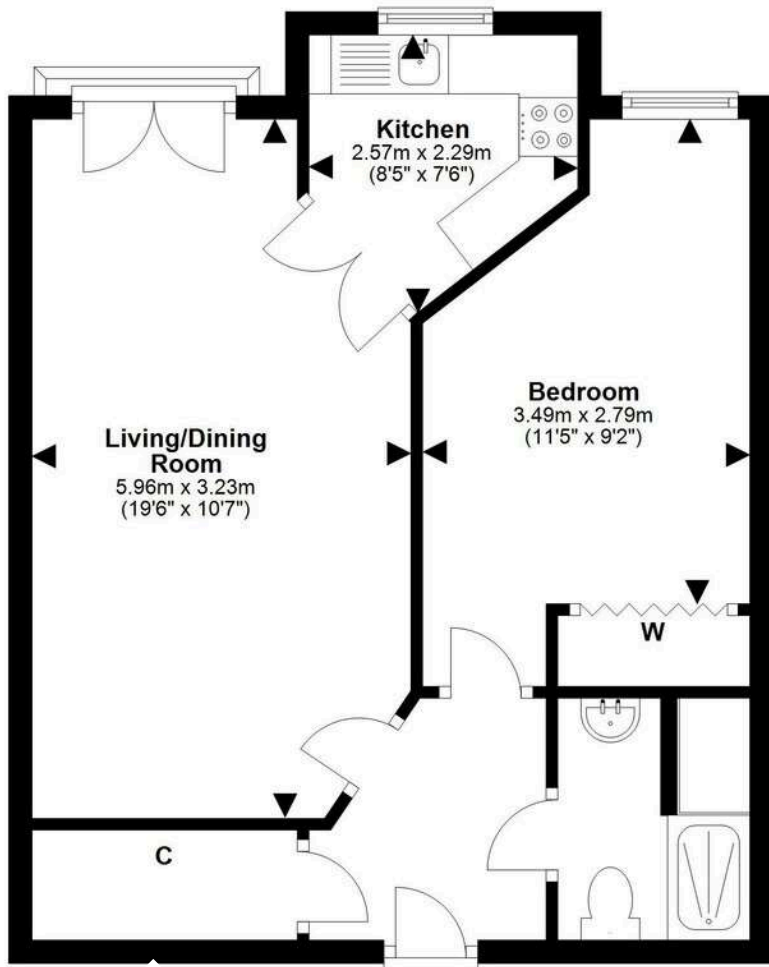
Cameron Toll shopping centre is situated nearby and offers numerous supermarkets and shopping options. The popularity of the area is accounted for not only by its pleasant, quiet and leafy streets, but also by its convenient location for access to local amenities and road links both in and out of town. Two small local grocers and a local post office are located just a few minutes' walk. Nearby Bruntsfield, Morningside and Newington provide a wealth of charming local shops, bars, cafes and restaurants, along with a cinema, theatre and a choice of supermarkets. Recreational facilities within easy reach include the open spaces of Blackford Hill and The Hermitage of Braid. The city bypass is a short drive away and provides easy links to the Scottish motorway network and Edinburgh International Airport. There are also a bus stop situated directly opposite with regular buses to and from the city centre. The open spaces of the Meadows, Bruntsfield Links, Blackford Hill and the Hermitage are all close by along with Braid Tennis club, Waverley Lawn Tennis/Squash/Sports Club and a selection of Bowling clubs.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

EPC Rating: C





Shower Room
1.64m x 2.06m
(5'4" x 6'9")

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

