










Fixed Price

£185,000

117/1 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 ground floor flat, forming part of a small, factored modern development with residents' parking. The property would now benefit from some modernisation/upgrading and would undoubtedly appeal to first-time buyers and buy to let investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – E
-  Council Tax Band – C



Description

In brief the accommodation comprises; secure entry system, welcoming hallway with useful storage facility, light and airy twin windowed reception room, fitted kitchen with a range of base and wall mounted units, spacious double bedroom with built-in wardrobes and bathroom with three-piece suite and shower over bath. Further benefits include double glazing and electric heating.



Extras

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



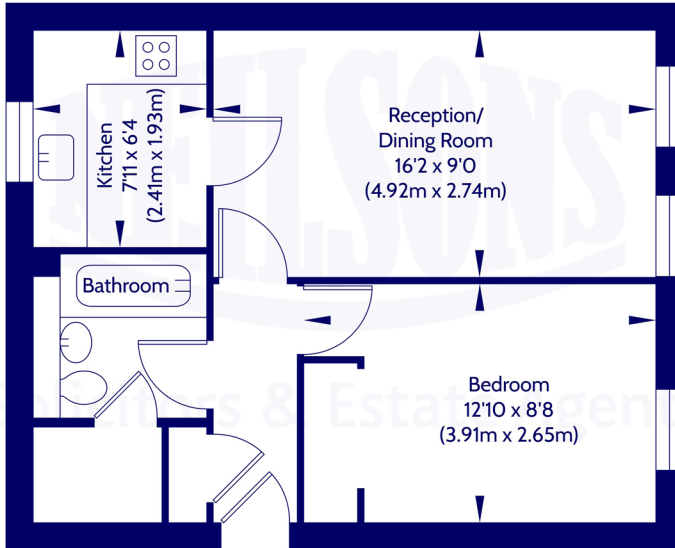


Location

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 37.79 Sq M / 407 Sq Ft.
Ground 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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