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Offers Over

£400,000

46 West Savile Terrace

Blackford | Edinburgh | EH9 3EH

A tremendous opportunity has arisen to acquire this impressive two bedroom main door lower villa, pleasantly positioned within the heart of the highly-regarded district of Blackford. Boasting private gardens whilst being situated close to the City Centre, excellent local amenities, transport links and reputable schooling, the property will undoubtedly suit a variety of purchasers.

-  2 beds
-  1 public
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - E



Description

Internally, the property is in a move-in condition while briefly comprising of; welcoming entrance hallway with superb storage provisions, bright and airy lounge/diner with a bay window, gas fireplace and Edinburgh press cupboard, traditional fully-fitted kitchen with integrated and freestanding white goods, more fantastic storage options, and tiling in splash areas, separate utility room, first sizeable double bedroom with a rear-aspect, Edinburgh press cupboard and ample space for different configurations, second front-facing good sized double bedroom with ample space for freestanding furniture, and a modern fully-tiled shower room with a double cubicle and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, freestanding fridge-freezer, freestanding wardrobes in bedroom 2, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The private front garden is mostly laid with chipstone with a slabbed entrance path, whilst the rear garden is large in size with a South-facing aspect, separate patio areas, and a well-kept lawn. For the car owner, there is unrestricted on-street parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.



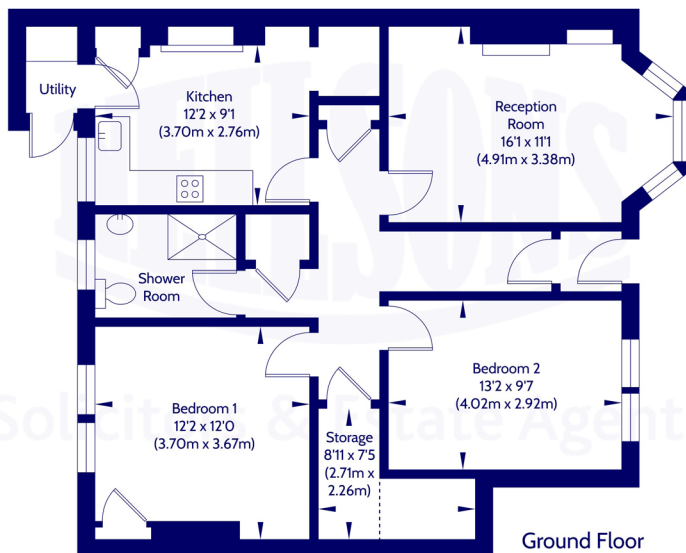


Location

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 78.71 Sq M / 847 Sq Ft.



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

