



Solicitors & Estate Agents







Offers Over

£150,000

27/417 West Savile Terrace

Blackford | Edinburgh | EH9 3DT

A bright and well-proportioned third floor (with lift) apartment, forming part of a well-kept retirement block and enjoying a superb location in Edinburgh's popular Blackhall area. Presented in move-in condition, the property has been upgraded and modernised to an excellent standard throughout and boasts a light southerly facing aspect.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Residents parking
-  Communal gardens
-  ESPC rating – C
-  Council tax band- D



virtually staged by **HOMELi**

Description

The property benefits from lift access, residents parking, residents lounge, guest room and laundry, as well as from a House Manager and 24hour Link to Careline. 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+.

The accommodation briefly comprises: entrance hallway with good sized built-in storage cupboard, generously proportioned reception/dining room with carpeted floor, fresh neutral décor and a pleasant open outlook, modern kitchen fitted with a variety of sleek contemporary units, with coordinated worktops, glass splash back and a selection of integrated appliances, spacious double bedroom with fitted wardrobes, and stylish shower room with WC, basin/storage unit and mains shower enclosure.



This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

All fitted carpets, blinds, curtains, integrated appliances and white goods will be included.

Gardens, Parking and Factor

All residents in the development have access to beautifully kept communal gardens, comprising areas of lawn with vibrant well stocked planted beds, mature trees and shrubs. Ample residents parking is available to the front of the entrance.

There is a monthly factoring charge payable to First Port Property Services Scotland Ltd of approx. £115. This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the “before” images which have also been uploaded for perusal.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

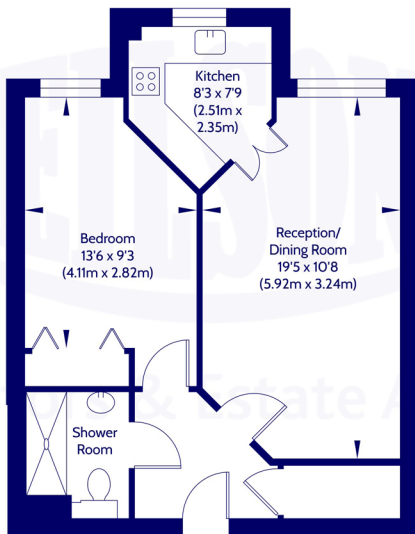
The highly regarded residential area of Blackford lies to the south of the City Centre. The area is well served by a good range of local amenities including schools, shops and recreational facilities along with Edinburgh University King's Buildings. The neighbouring districts of Newington, Morningside 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 45.1 Sq M / 485 Sq Ft.

Third 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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