



52 West Savile Terrace
Edinburgh
EH9 3EH

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Tastefully decorated two bedroom upper villa located to the south of Edinburgh City Centre in the popular Blackford area. This property comprises of 83 square-metres and boasts a well-kept private garden ground to the front and rear. This accommodation comprises; ground floor vestibule featuring storage space, hallway, two good-sized bedrooms (one with storage cupboard), modern bathroom with bath and shower, bright living room with feature fireplace and built-in glass storage cabinet, modern kitchen with integrated appliances and space for dining area. The property also boasts a private grassed garden space to the rear which can be accessed via the kitchen and to the side of the property. The garden also features a paved seating area. Private storage cupboard located under the rear stairs.

Property Features

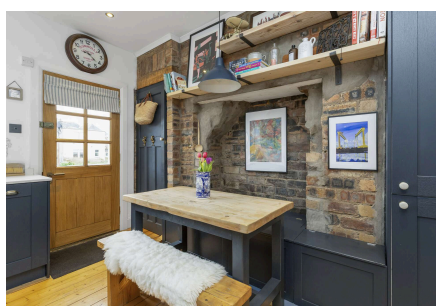
Excellent location

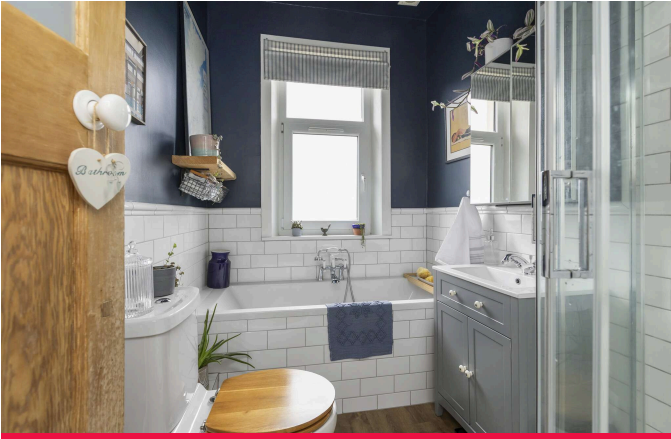
Modern décor

Private garden

Gas central heating

Double glazing





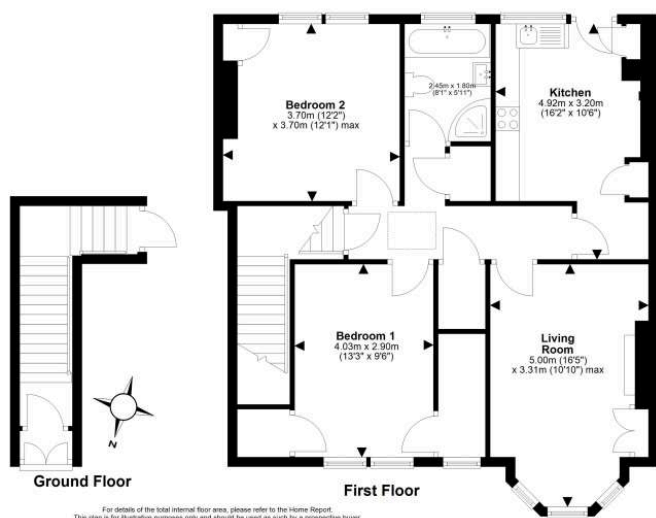


Blackford has an excellent range of local amenities in close proximity and a wide selection of convenience and speciality shops, coffee shops and restaurants in Morningside and Marchmont. The location is particularly convenient for access to the Edinburgh University's King's Buildings and the Royal Infirmary. The property is also located within excellent school catchment areas including Sciennes Primary School and James Gillespies High School. 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 excellent bus services which run to and from the city centre.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of the appliances, systems or services.

Open viewing Sunday 2-4pm by appointment



AS Anderson Strathern

Find out more

0131 270 7777

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Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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