

BLACKFORD

43/5 WEST SAVILE TERRACE
EH9 3DP



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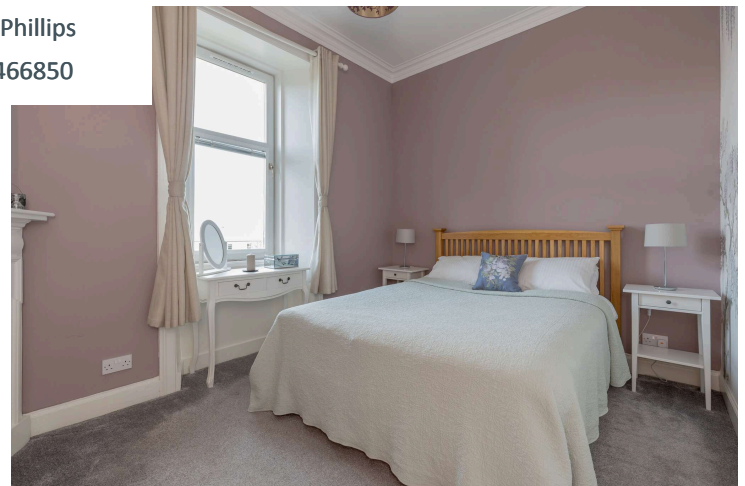
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EPC RATING: D

OFFERS OVER £280,000

PROPERTY DESCRIPTION

- Hallway with three storage cupboards
- Bright south facing living room with feature fireplace with gas coal effect fire, Edinburgh press shelving & ornate cornicing
- Airy kitchen/dining room with wide range of shaker style units & integrated appliances, with space for dining – great for entertaining
- Utility room with wall mounted boiler, sink & integrated washing machine
- Good sized double bedroom with original cast iron fireplace
- Modern bathroom with bath with shower over, vanity sink unit & wc
- Boxroom with flexible uses – would make an ideal study, nursery or spare single bedroom
- Gas central heating from combi boiler (replaced 2020)
- Upvc framed double glazed windows
- Well maintained, walled communal garden to rear & regular stair cleaning
- Free on street parking



VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850



BEAUTIFULLY PRESENTED, BRIGHT ONE BED PLUS BOXROOM SECOND FLOOR FLAT IN TRADITIONAL RED SANDSTONE BUILDING

Located in the popular area of Blackford is this immaculate, sunny flat which would be ideal for first time buyers, young professionals, downsizers or investors. There is well laid out, spacious accommodation including a triple windowed lounge with fireplace, good sized double bedroom, large kitchen/diner with shaker style fitted units, a modern bathroom and a handy boxroom - ideal for those working from home. With good local shopping and excellent public transport services taking you into nearby Morningside, Newington or the city centre. There are also exceptional wide-open spaces available on the doorstep together with golf courses & leisure facilities at the Royal Commonwealth Pool & Warrender Swim Centre.

AREA

Blackford is a very popular area in the south of the city with great links to Morningside, the Grange, Marchmont & Newington with their wide range of supermarkets, independent shops, coffee shops, speciality food stores, bars & restaurants. There are also some good local shops close by for your everyday needs and Cameron Toll shopping centre is just a short drive or bus ride away. The flat is in the catchment for excellent schools including Sciennes & St Peter's RC Primary and James Gillespie High School. There are a wide range of amenities available including a library in Morningside, the very popular Dominion Cinema & Church Hill Theatre and excellent leisure facilities at the Royal Commonwealth Pool & Warrender Swim Centre. The flat is also well placed for lots of walks and open spaces including Blackford Hill & Pond and the Braid Hills. Edinburgh University and the

Kings Building Campus are both close by and there is easy access into the city centre via the numerous bus services and out of town to the city bypass & beyond.

EXTRAS

The blinds/curtains, light fittings, electric hob, oven, cooker hood, integrated microwave, slimline dishwasher, integrated fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£285,000

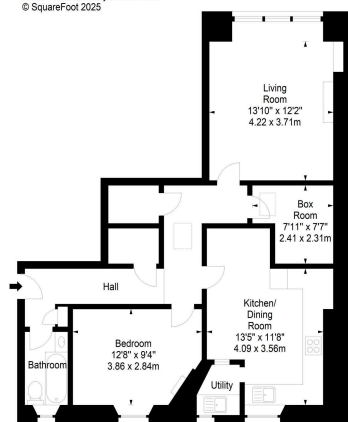


Living room	13'10 x 12'2 (4.22 x 3.71m)
Kitchen/dining room	13'5 x 11'8 (4.09 x 3.56m)
Bedroom 1	12'8 x 9'4 (3.86 x 2.84m)
Boxroom	7'11 x 7'7 (2.41 x 2.31m)

West Savile Terrace,
Edinburgh,
Midlothian, EH9 3DP



Approx. Gross Internal Area
789 Sq Ft • 73.30 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

