

KILGOUR

PROPERTY



1/1 West Savile Gardens, Edinburgh EH9 3AB





- Spacious Lounge/Diner
- Newly Fitted Separate Kitchen
- 2 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Secure Entry System
- Communal Gardens and Grounds
- Allocated Parking Space
- Factor – £62.00 pcm approx at time of sale.
- Buildings Insurance – £340.00 approx at point of sale.
- Council Tax – Band E
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

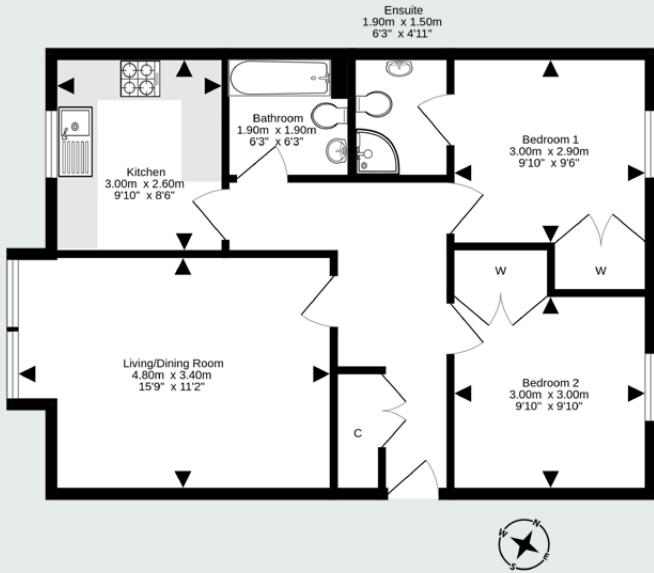
Description

A stylish and very well presented ground floor apartment that is set within a highly sought after residential area in the city and is also ideally placed for commuting. The property will appeal to a numbers of buyers and benefits from gas central heating and is fully double glazed. Externally there are well maintained communal gardens and grounds and entrance into the building is gained via a secure entry system.

Location

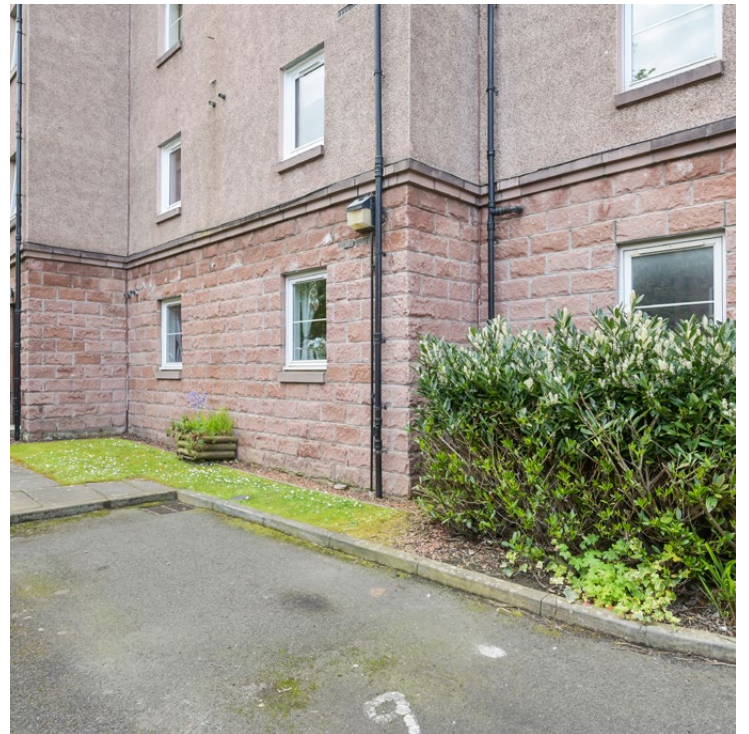
Blackford is a highly sought-after residential area lying south of the city centre, served by excellent amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is Cameron Toll Shopping Centre, as well as several other retail shops within a short car drive or bus journey away at Straiton Retail Park. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills all located nearby. The area is also well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. Excellent schools in both the state and private sectors are easily accessible. There is good road access to the city bypass with excellent connections to the central motorway network. There are also regular bus services running to and from the city centre.





Lounge/Diner	15'9 x 11'2	4.80 x 3.40m
Separate Kitchen	9'10 x 8'6	3.00 x 2.60m
Bedroom 1	9'10 x 9'6	3.00 x 2.90m
En Suite	6'3 x 4'11	1.90 x 1.50m
Bedroom 2	9'10 x 9'10	3.00 x 3.00m
Bathroom	6'3 x 6'3	1.90 x 1.90m







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