



39/6 West Savile Terrace  
BLACKFORD | EDINBURGH | EH9 3DS

  
**warners**  
solicitors & estate agents



## 39/6 West Savile Terrace

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A rare opportunity to purchase this fabulous two-bedroom second floor flat in exceptional order throughout. Forming part of this attractive modern building and occupying an enviable position within the desirable district of Newington/Blackford within very easy reach of the City Centre, this charming property would make an ideal purchase for the professional couple or buy to let investment opportunity.

A fine ready to move-in home offering generously proportioned and easily managed accommodation comprising -

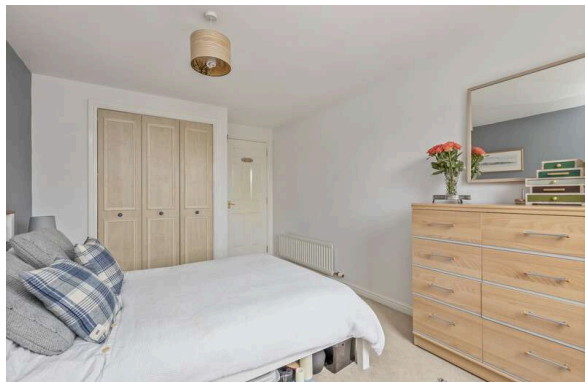
- Welcoming reception hall with parquet flooring and storage off
- Spacious twin windowed living room with feature fireplace
- Separate fitted kitchen / dining room
- Master bedroom / fitted wardrobes
- Stylish en-suite shower room
- Further double bedroom / fitted wardrobes
- Luxury bathroom with shower
- Gas central heating with a recently upgraded boiler (combi)
- Double glazing
- Secure door entry system
- Well maintained landscaped garden grounds
- Allocated parking space, with ample visitor parking
- Free on-street parking

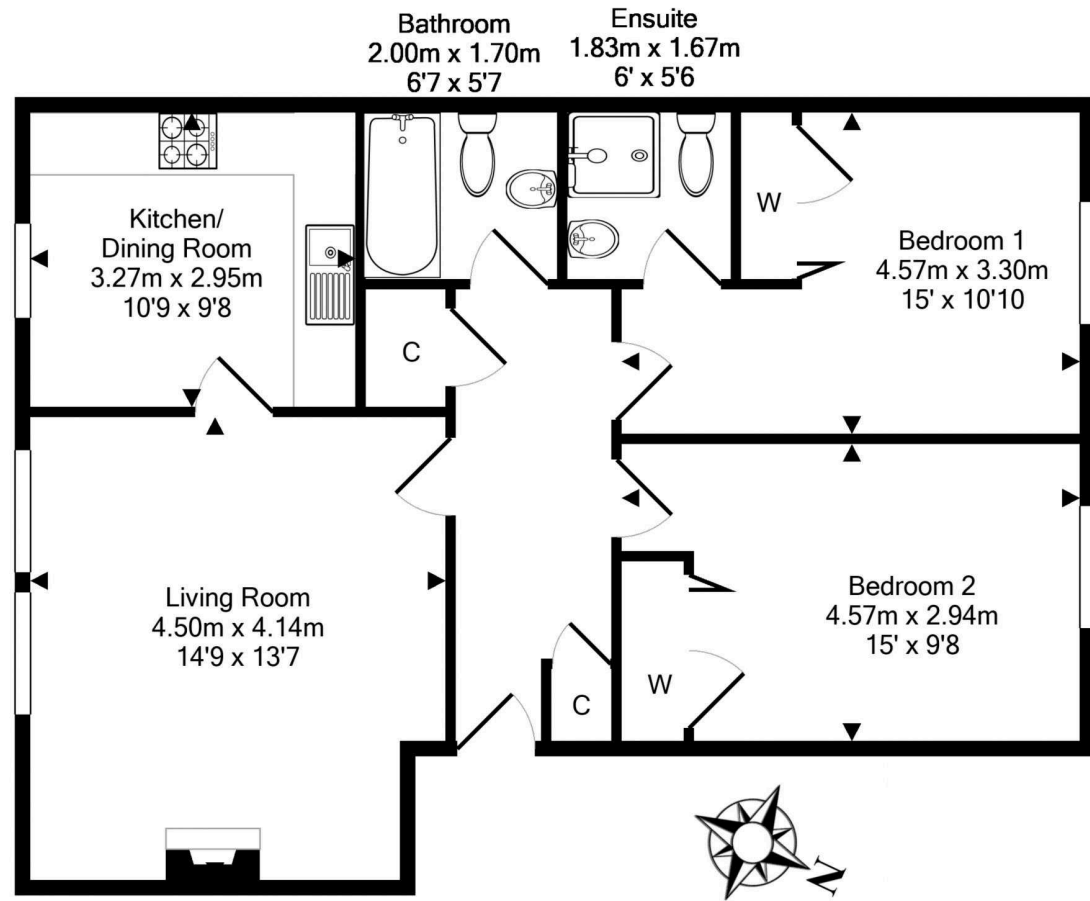
Kitchen appliances will be included in the sale, other items may be available by separate negotiation. EPC Rating B.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Blackford is an area of south Edinburgh which includes the Blackford Hills, one of the "Seven Hills of Edinburgh" which has the city's astronomical observatory on it. The area is well served by a good range of local amenities including schools and local shops. Newington, Morningside and Marchmont, with their vast choice of amenities including fashionable bars, cafes and restaurants are within easy reach. Pleasant walks are available at the nearby Blackford Hill and Hermitage of Braid whilst a number of golf courses and the Royal Commonwealth Swimming Pool are closeby. An efficient public transport network operates to most parts of the city and surrounding areas.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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