



120 West Savile Terrace
BLACKFORD | EDINBURGH | EH9 3EJ


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Set in the heart of Blackford, moments from excellent amenities, quick transport links and vast open green spaces is this spacious main door upper villa. Boasting a private rear garden, shared driveway with further free on street parking this property would make an ideal home in a highly sought-after location. The accommodation comprises a welcoming entrance hallway with large cupola, bright bay windowed lounge, a contemporary kitchen with attractive units and traditional pulley and three well-proportioned double bedrooms. The property is completed by a stylish bathroom with shower over bath. Externally the garden is accessed from the kitchen and opens out to a seating area and leads down to the rear garden which is laid to lawn.

- Traditional main door upper villa
- Large private rear garden
- Shared driveway and free on street parking
- Welcoming hallway with cupola
- Bright bay windowed lounge
- Contemporary kitchen
- Three double bedrooms
- Stylish bathroom

All blinds, curtains, kitchen appliances, wardrobe, chest of drawers and dining table with chairs will be included in the sale. EPC Rating D.

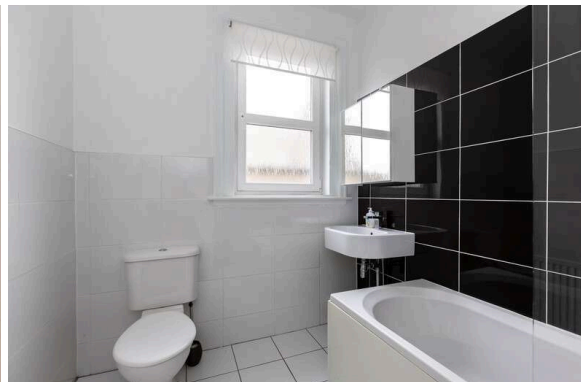
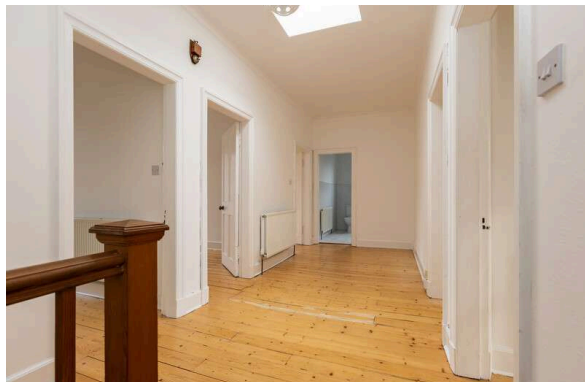
Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

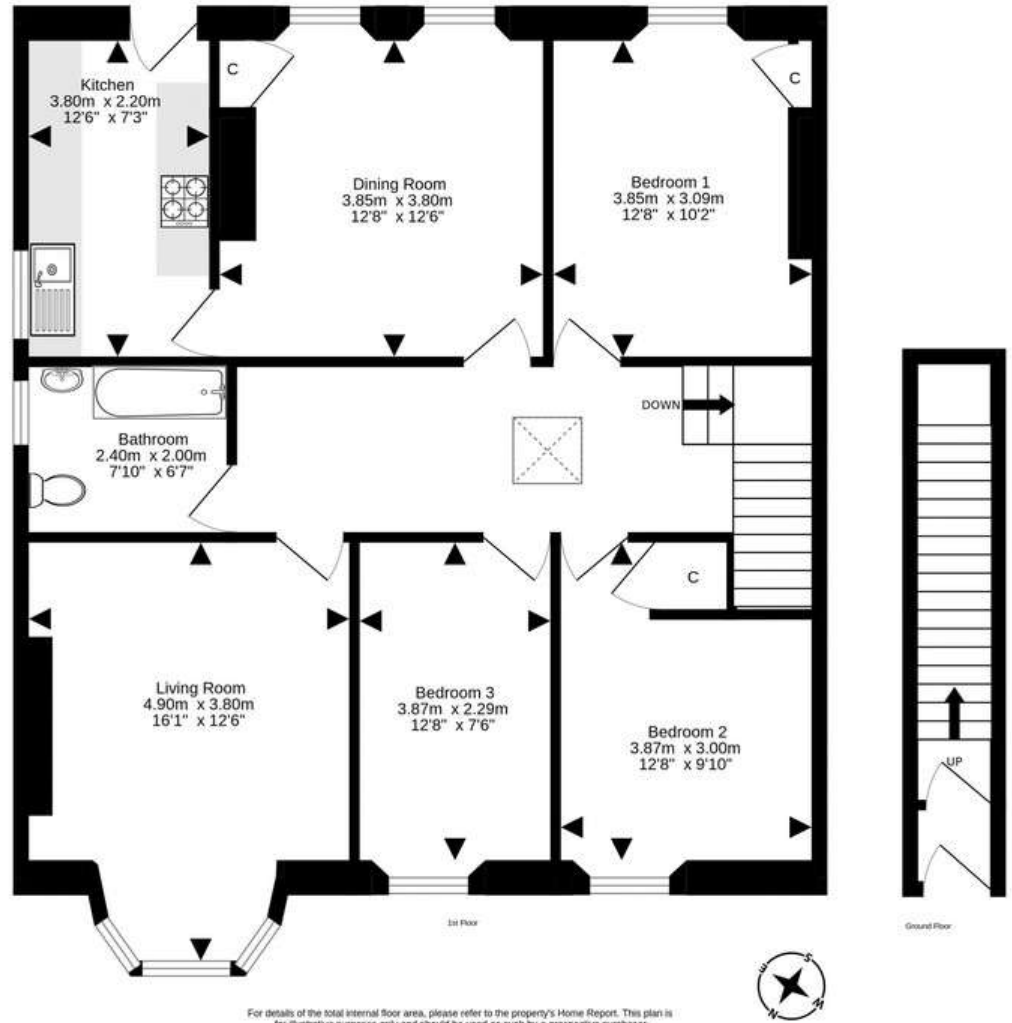
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Blackford is a sought after district lying south of Edinburgh city centre, offering a number of excellent local amenities and with a vibrant atmosphere of bars, restaurants, and cafes in neighbouring Morningside. Conveniently close lies the popular Marchmont and Newington areas with Cameron Toll Shopping Centre a short distance away. A convenient location for Edinburgh University, The Royal Infirmary, the Scottish Parliament, and the Royal Commonwealth Pool, there are also many open and recreational green spaces in the area including Blackford Hill, Hermitage of Braid, Holyrood Park, Arthur's Seat, and The Meadows, as well as several golf courses. Well regarded schooling is available at all levels within the vicinity. A regular public transport service from nearby Charterhall Road and Blackford Avenue provides easy access to and from the city centre. It is also straightforward to gain access to the City Bypass which leads to the main motorway networks





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. Made with Metropix ©2024

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