



16/8 West Savile Terrace
BLACKFORD | EDINBURGH | EH9 3DZ


warners
solicitors & estate agents



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Warners are delighted to present this beautifully presented two-bedroom top floor traditional tenement flat, located on the ever-popular West Savile Terrace in Newington, just south of Edinburgh city centre. Offering a perfect blend of period character and modern style, this stunning home enjoys excellent transport links and easy access to local amenities, the University of Edinburgh, and the Meadows.

The property features a spacious bay-windowed living room with panoramic views across the city, flooding the room with natural light and providing an ideal setting for relaxation or entertaining. The contemporary kitchen/dining room is fitted with modern units and ample space for dining, perfect for cooking and socialising.

There are two generous double bedrooms, both tastefully decorated, and a stylish modern bathroom suite with quality fittings. The property further benefits from excellent storage options (including multiple cupboards), gas central heating, double glazing, and on-street parking.

This exceptional flat will appeal to a wide range of buyers, including first-time purchasers, professionals, and investors seeking a high-quality home in a sought-after and well-connected area.

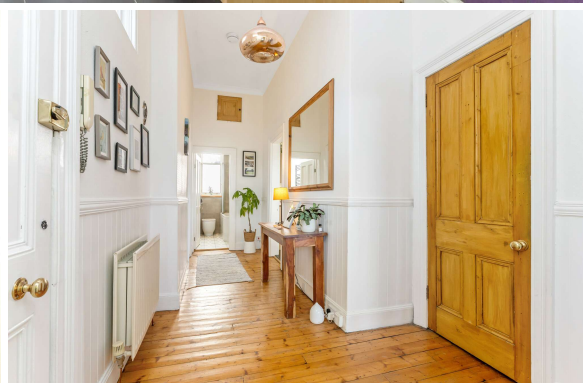
- Bright bay-windowed lounge with stunning city views
- Two spacious double bedrooms
- Modern and stylish bathroom suite
- Excellent storage throughout
- On-street parking
- Excellent and well connected transport
- Energy Rating C. Council Tax band D.

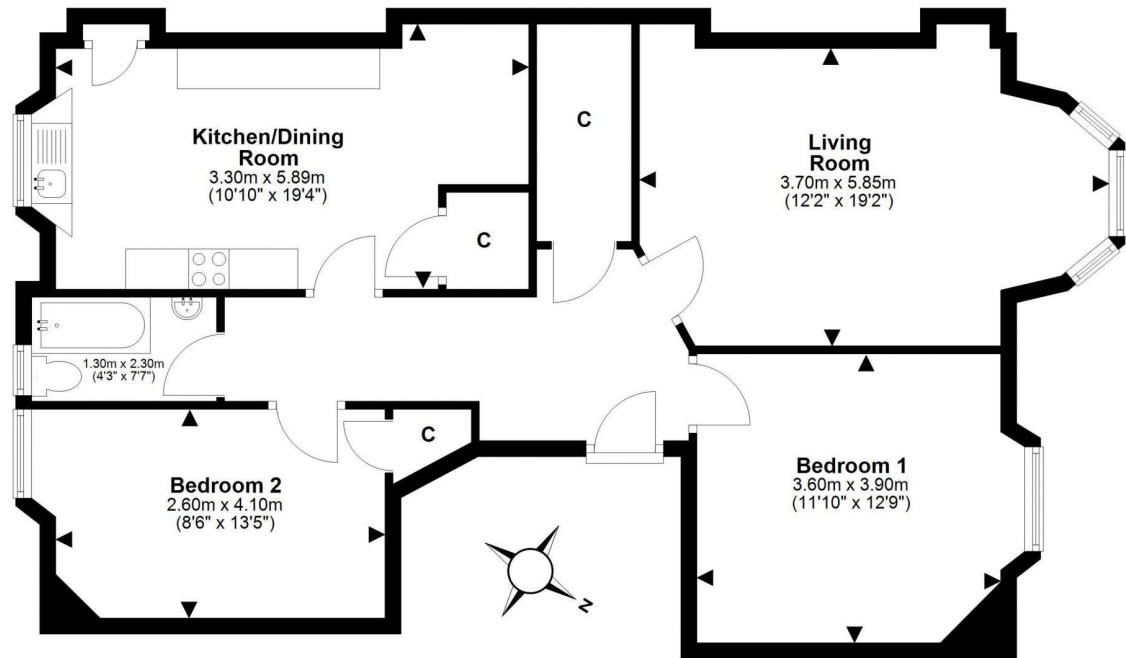
All fittings, fixtures and appliances will be included in the sale. Furniture and other items may be available if required.

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



Blackford is a much sought after area in south Edinburgh which includes Blackford Hill, 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.





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