



27/310 West Savile Terrace
BLACKFORD | EDINBURGH | EH9 3DT


warners
solicitors & estate agents



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A delightful one-bedroom, second-floor retirement apartment, forming part of a modern and highly regarded development exclusively for residents aged 60 and over. The property is beautifully presented throughout and offers a comfortable, secure lifestyle complemented by an excellent range of communal facilities and services.

The apartment opens into a welcoming entrance hallway with generous built-in storage, providing practical space for everyday essentials. At the heart of the home lies the stylish open-plan living and dining area, finished in contemporary neutral tones and filled with natural light. This leads out to a charming Juliet balcony, enjoying impressive open views across the Edinburgh cityscape.

The well-appointed kitchen offers an excellent range of wall and base units and is further enhanced by stunning outlooks towards Arthur's Seat and the Craggs. The spacious double bedroom enjoys a peaceful aspect over the communal gardens and benefits from built-in wardrobes, offering excellent storage without compromising on space. Completing the accommodation is a modern tiled shower room, fitted with a white two-piece suite, useful storage, and a glass shower enclosure with electric shower.

Residents enjoy a secure entry system, lift access to all floors, and a welcoming residents' lounge that promotes a friendly and sociable community atmosphere. Further amenities include a fully equipped laundry room, a guest suite for visiting family or friends, and the reassurance of an on-site House Manager who oversees the day-to-day operation of the development and provides support when required.

Externally, there is ample parking available for both residents and visitors, adding to the overall convenience.

- Retirement living: Exclusive 60+ development
- Bright open-plan lounge: Juliet balcony, city views
- Modern kitchen: Ample storage, scenic outlooks
- Double bedroom: Garden view, built-in wardrobes
- Communal facilities: Lounge, laundry, guest suite, gardens
- Convenience & support: House Manager, lift, parking

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



The sale will include all fittings and fixtures.

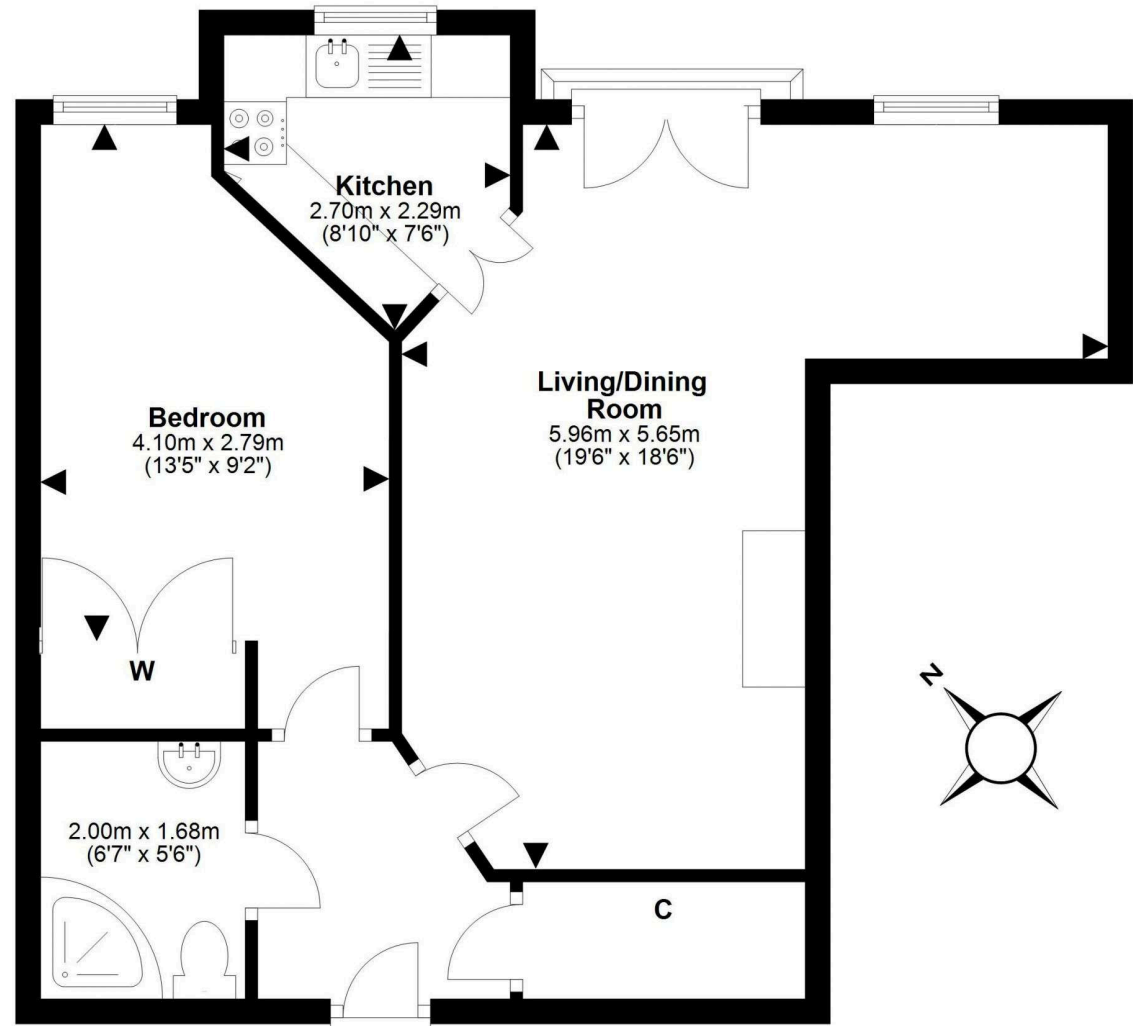
Council Tax B and Energy Rating C

Factor fee is approximately £1,560 per annum payable to First port Property Services Scotland.

Eligibility criteria, single occupancy age 60+, Couples must be one 60+ and the other 55+ Max 2 people in a one bedroom flat.

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.