



Solicitors & Estate Agents



Offers Over

£360,000

12/3 West Savile Terrace

Blackford | Edinburgh | EH9 3DZ

An exceptionally appealing first-floor flat, forming part of a handsome period terrace and enjoying a superb high-amenity location close to the picturesque Hermitage of the Braid, within the highly desirable Blackford area of the capital.

-  2 bedrooms plus a box room
-  2 public rooms
-  1 bathroom
-  On-street parking
-  Shared garden
-  EPC rating – C
-  Council tax band- D



Description

Internally, the property is presented in pristine, move-in condition throughout, offering the perfect blend of period character and crisp, contemporary style. The well-proportioned and flexible accommodation provides an ideal home for professional couples, with excellent space for working from home and ample scope to adapt and grow with changing needs.

The property is accessed via secure entry phone and a well-kept communal stair and briefly comprises: a welcoming hallway with light neutral décor and original floorboards, an elegant bay fronted reception with high ceilings, ornate cornice work, shelved press and attractive focal fireplace, spacious south facing dining kitchen with pantry and a recessed dining area. The kitchen area has been fitted with an excellent variety of sleek contemporary units with coordinated worktops, modern splash tiling and access to a useful utility room complete with clothes pulley, sink and additional storage.

There is a generously sized principal bedroom with carpeted floor and coving, a further spacious double bedroom with fireplace and a bright southerly facing aspect, a versatile box room/home office, and finally a family bathroom with contemporary three-piece white suite, blended splash tiling and over-bath shower with folding splash screen.



Extras

All white goods, integrated appliances, curtains except those in the principal bedroom, fixtures, floor coverings and light fittings will be included.

Gardens and Parking

There is a peaceful, shared garden to the rear of the building which includes an area of lawn, planted beds, bushes and mature trees. On-street parking is available on Savile Terrace and many of the neighbouring roads.

Viewing

By appointment through Neilsons (0131 625 2222).



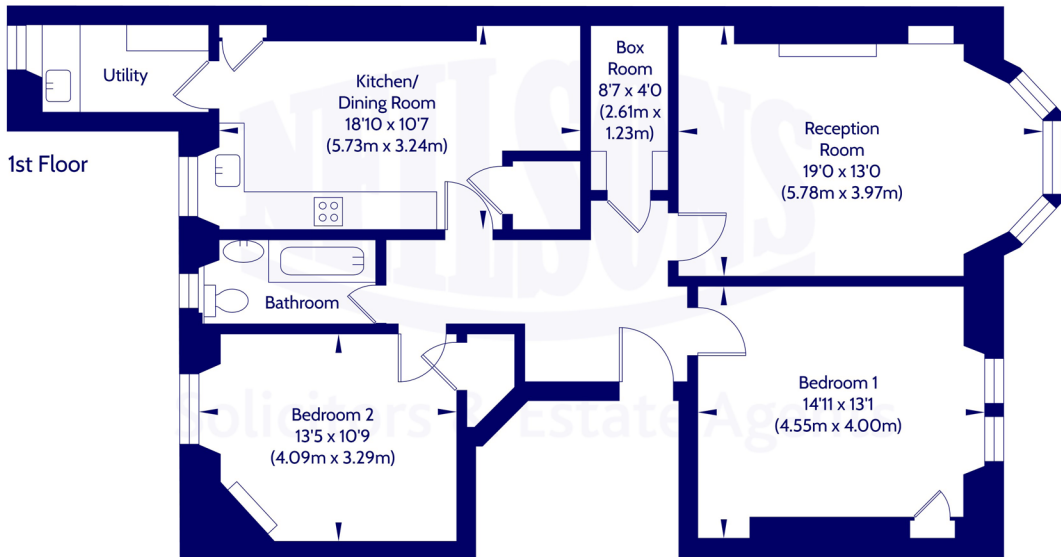


Location

The highly regarded residential area of Blackford lies to the south of the City Centre. The area is well served by a good range of local amenities including schools, shops and recreational facilities along with Edinburgh University King's Buildings. The neighbouring districts of Newington, Morningside and Marchmont, with their vast choice of amenities, are also easily accessible. Leisure-wise, the choice is excellent and includes many fashionable bars, bistros and restaurants, in addition to the Festival Theatre and the Royal Commonwealth Swimming Pool. Pleasant walks are available at the nearby Blackford Hill and Hermitage of Braid. An efficient public transport network operates to most parts of the city and surrounding areas. The City Bypass and main motorway networks are also within easy reach.



Approx. Gross Internal Floor Area 96 Sq M / 1032 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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