



6/9 West Savile Gardens

Blackford, Edinburgh, EH9 3AB



VMH ESTATE AGENTS



Well presented 2 bed 2nd floor flat in the popular Blackford area, close to King's buildings.

- Sitting room
- Kitchen/breakfast room
- Principal bedroom with en-suite
- 2nd double bedroom
- Bathroom with 3-piece suite
- Bright & well proportioned
- Secure entryphone system
- Allocated & visitor parking space
- Excellent location close to Kings Buildings
- Gas central heating & double glazing

Offers Over:

£290,000



E



B



Freehold

Further information can be found in the home report.

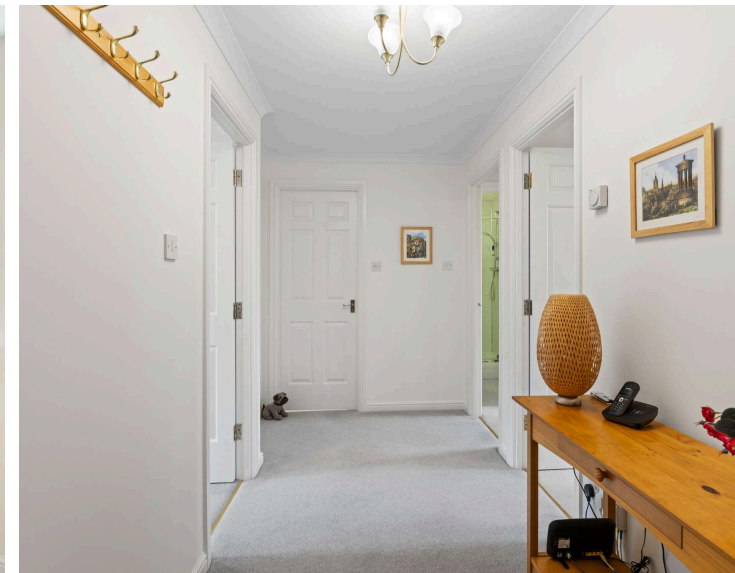
About the Property

Situated in the highly desirable Blackford area to the south of the city centre, this 2 bed second floor flat offers a spacious home for a young professional or a couple.

Internally the property is bright, well-proportioned and presented in move in condition. Further benefits include gas central heating, double glazing, secure entryphone system and an allocated parking space. In addition, there is a locked communal bike store and a locked store room at ground floor.

Extras

To include all fitted carpets, floor coverings, curtains, curtain poles & blinds in addition to the white goods within the kitchen - oven, hob, washing machine, dishwasher and fridge/freezer. Other items of furniture may be available by separate negotiation.



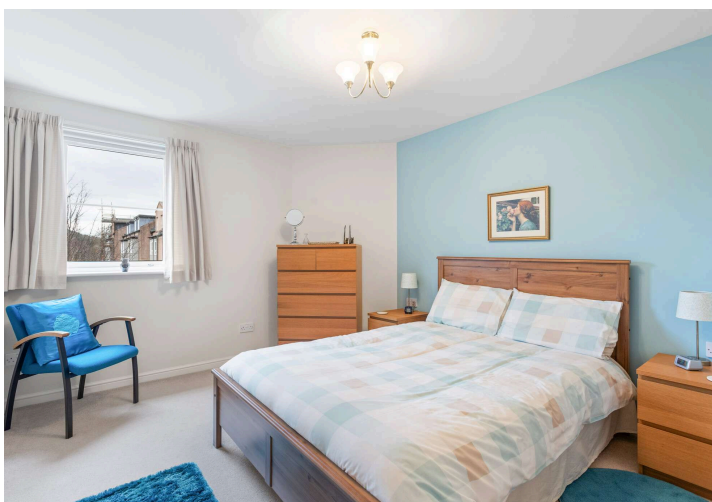


📍 Location

Blackford is a highly desirable area located to the south of Edinburgh City Centre. There is an excellent range of local amenities in close proximity and a wide selection of convenience and speciality shops, coffee shops and restaurants in nearby Morningside, Newington and the Marchmont area. Supermarkets and high-street stores can also be found at Cameron Toll which is within easy reach. The location is particularly convenient for access to Edinburgh University's King's Buildings and the Royal Infirmary. Recreational facilities within easy reach include the open spaces of Blackford Hill and The Hermitage of Braid. The city bypass is a short drive away and provides easy links to the Scottish motorway network and Edinburgh International Airport. There are also excellent bus services which run to and from the city centre. Schooling is well represented in both the private and state sectors.

🏠 Management

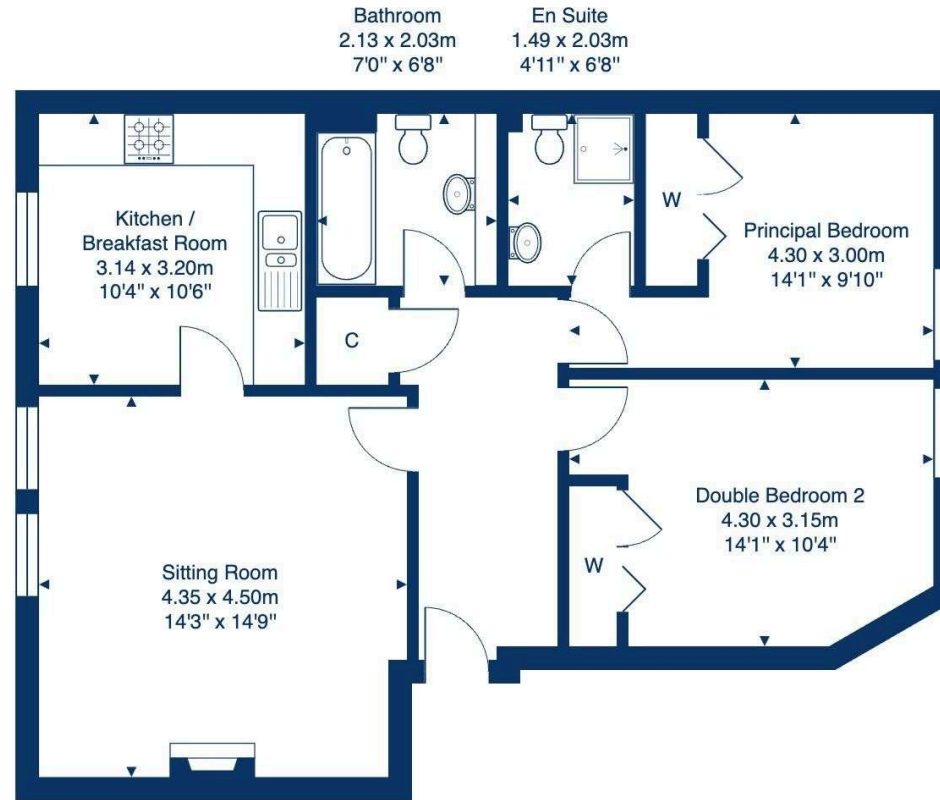
The development is factored by Trinity Factors, the charges for 2025/2026 are £1180.55. This cost includes buildings insurance, stair cleaning and upkeep of the communal green spaces.





Floor Plan

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Second Floor

Total Area: 72.7 m² ... 782 ft²

All measurements are approximate and for display purposes only.



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.