










Offers Over

£155,000

27/318 West Savile Terrace

Blackford | Edinburgh | EH9 3DT

A bright and well-proportioned second floor (with lift) apartment, forming part of a well-kept retirement block and enjoying a superb location in Edinburgh's popular Blackford area. Presented in move-in condition, the property has been upgraded and modernised to an excellent standard throughout. The property benefits from lift access, residents parking, residents lounge, guest room and laundry, as well as from a House Manager and 24hour Link to Careline. The property is only available to residents over 60 years old and the purchaser would be required to meet the criteria of the development. In the case of a couple, one must be 60+ and the other 55+.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Communal gardens
-  Residents parking
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the accommodation briefly comprises: welcoming entrance hallway with a large storage cupboard providing excellent everyday practicality. The bright and airy lounge/diner is a lovely space to relax and entertain, featuring a Juliet balcony and attractive electric fireplace. The modern, well-appointed kitchen is fitted with a range of integrated white goods and benefits from ceiling-height wall units, maximising storage space. Finished in neutral tones, the kitchen also enjoys stunning views towards Arthur's Seat. The comfortable double bedroom enjoys the same impressive outlook and features mirrored sliding wardrobes alongside ample space for additional freestanding furniture.

Completing the accommodation is a smart shower room, finished with contemporary wall panelling and fitted with a step-in shower and heated towel rail.

Further benefits including electric heating and double glazing throughout.



Gardens, Parking & Factors

All residents in the development have access to beautifully kept communal gardens, comprising areas of lawn with vibrant well stocked planted beds, mature trees and shrubs. Ample residents parking is available to the front of the entrance. There is a monthly factoring charge payable of approx. £130.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, hood, fridge, and freezer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





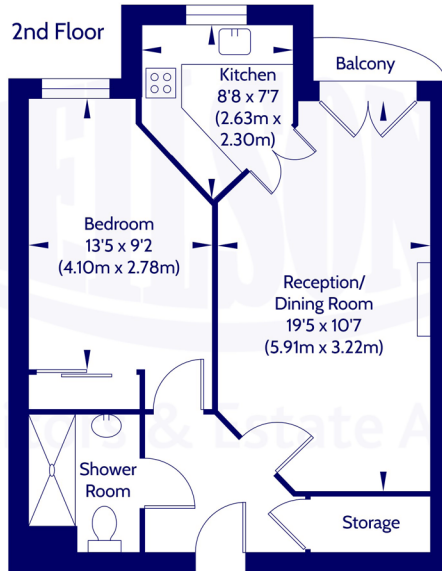
Location

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 44 Sq M / 477 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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- [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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