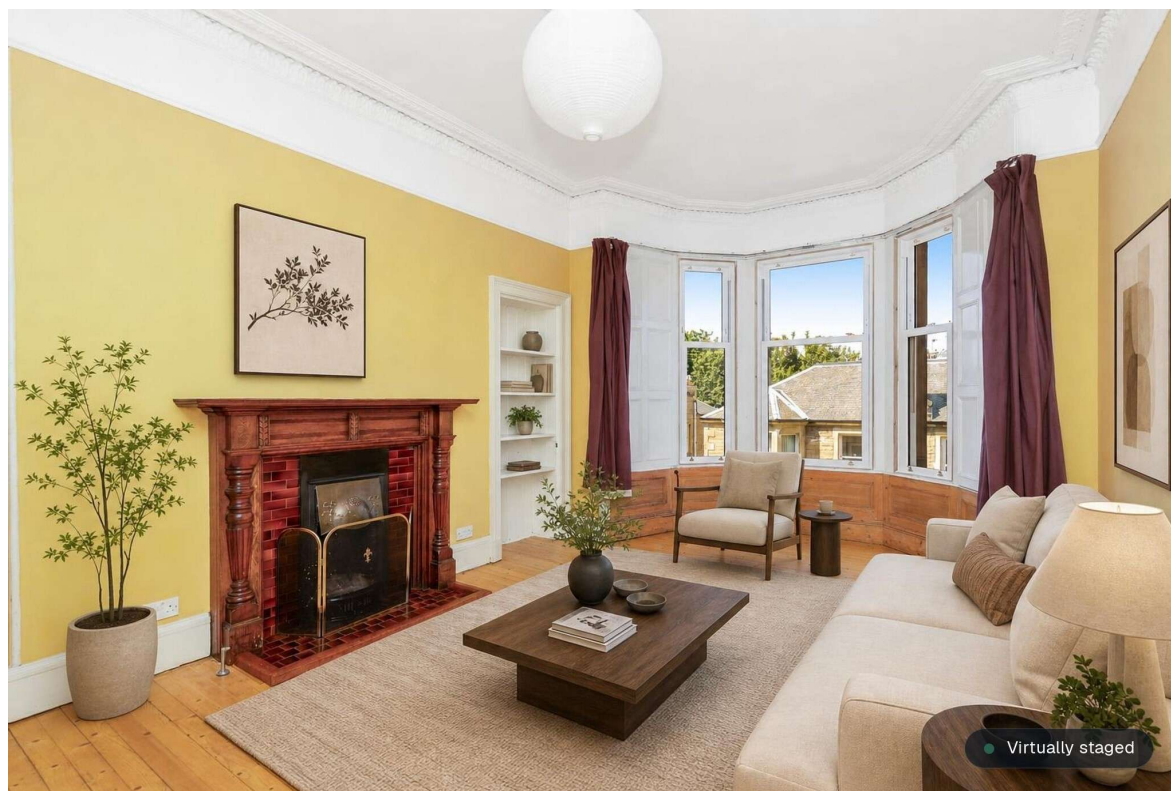




6 (2F2) West Savile Terrace,
BLACKFORD | EDINBURGH | EH9 3DZ

warners
solicitors & estate agents



6 (2F2) West Savile Terrace,

BLACKFORD | EDINBURGH | EH9 3DZ

Warners are delighted to present this beautifully presented two bedroom second floor traditional tenement flat, located on the ever-popular West Savile Terrace in Newington, just south of Edinburgh city centre with stunning views of Arthur's Seat. 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 stunning views of Arthur's Seat, flooding the room with natural light and providing an ideal setting for relaxation or entertaining. The kitchen/dining room is fitted with modern units and ample space for dining, perfect for cooking and socialising. There is also a handy utility room with pulley, the boiler, washing machine and dryer. There are two generous double bedrooms, both with built in storage, and a stylish bathroom with shower over the bath and a heated towel rail.

The property further benefits from a three-bedroom HMO licence, excellent storage options (including multiple cupboards), gas central heating, double glazing, a well-kept shared garden 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 views of Arthur's Seat
- Two well proportioned bedrooms with storage
- Fully fitted Kitchen/dining room with further utility room
- Modern and stylish bathroom suite
- Excellent storage throughout
- On-street parking
- Excellent and well-connected transport
- Well-kept Shared garden

Council Tax: D , Energy Rating: C

Stairwell cleaning and garden maintenance , approx. £11/month

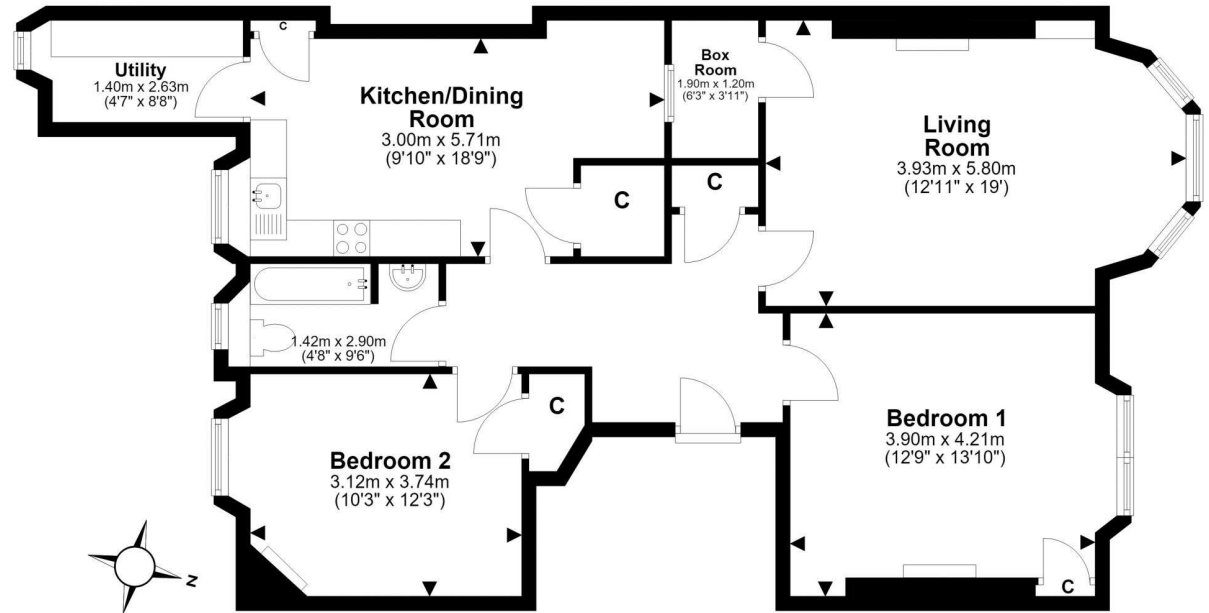
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Fixtures and fittings, all beds, furniture, curtains, and kitchen appliances.

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 close by. 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.