



Offers Over
£350,000

48 West Savile Terrace

Blackford | Edinburgh | EH9 3EH

An excellent opportunity has arisen to purchase this spacious and bright main door lower villa with private gardens to front and rear, pleasantly positioned within the heart of the highly-regarded district of Blackford. The property is situated close to the City Centre, excellent local amenities, transport links and reputable schooling. Now requiring some modernisation/upgrading, the property offers fantastic potential to create a fine home.

-  2 Bedrooms
-  1 Public room
-  1 Shower room
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - E



Description

In brief the accommodation comprises; entrance vestibule leading to welcoming entrance hallway with fantastic built-in storage, generously proportioned bay-windowed lounge/dining room pleasantly overlooking the front, stylish fitted kitchen with rear porch providing direct access to the rear garden, two well proportioned double bedrooms and modern fully tiled shower room with shower cubicle. Further benefits include gas central heating and double glazing.



Extras

The washing machine, oven/hob and fridge/freezer will be included in the sale.

Gardens and Parking

There is a section of private garden to the front mainly laid with chipstones. The private rear garden is a fantastic size with a South-facing aspect. Ample on-street parking can be found to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

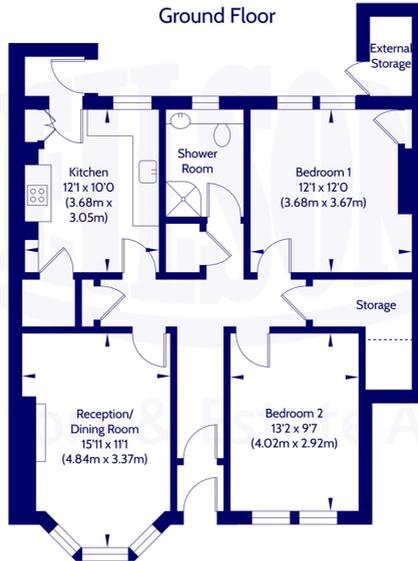
The highly regarded residential area of Blackford lies to the south of the City Centre. The area is well served by a good range of local amenities including schools, shops and recreational facilities along with Edinburgh University King's Buildings. The neighbouring districts of Newington, Morningside 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 79 Sq M / 849 Sq Ft.

Ground Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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