



**20 (3F2) WEST SAVILE TERRACE  
BLACKFORD  
EDINBURGH  
EH9 3EA**

**FIXED PRICE  
£295,000**

 **CONNELL & CONNELL** *WS*  
SOLICITORS AND ESTATE AGENTS



**BRIGHT  
AND SPACIOUS  
TWO BEDROOM TOP  
FLOOR FLAT WITH LOVELY  
VIEWS IN A POPULAR  
RESIDENTIAL AREA  
CLOSE TO THE CITY  
CENTRE**

VIEWING  
BY APPOINTMENT  
TELEPHONE AGENTS  
0131 524 3800 FOR  
AN APPOINTMENT

Bright and spacious two bedroom top-floor flat boasts lovely rooftop views over the City to Arthurs Seat and beyond in the highly sought after neighbourhood of Newington / Grange south of the City Centre. The area is served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre as well as a number of other retail shops within a short car drive or bus journey away at Straiton Retail Park and Fort Kinnaird Retail Park.

Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of the Hermitage of Braid, Blackford Hill, The Meadows, Holyrood Park and Craigmillar golf courses all nearby. Other local amenities include the Festival Theatre on Nicolson Street and the Queen's Hall on Clerk Street and the Scottish Parliament.

The area is also well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is easy road access to the city bypass with excellent connections to the motorway network heading east on the A1, and to the west to the Queensferry Crossing, Edinburgh International Airport and the central motorway network. There are also regular bus services running to and from the city centre.

Excellent schools in both the state and private sectors are close by and the property is in catchment for the highly regarded Sciennes Primary School and James Gillespie High School. The flat is presented in good decorative order and benefits from gas fired central heating,

Attractive shared garden to the rear of the building and unrestricted on street parking.





## PROPERTY DETAILS

- \* Welcoming entrance Hall. Shelled cupboard. Cornice.
- \* Bright and spacious Lounge with bay window to front with lovely open outlook over the City to Arthurs Seat and beyond. Feature fireplace with living flame gas fire. Edinburgh wall press. Decorative cornice.
- \* Fully fitted Dining Kitchen with matching wall and base units. Integrated electric hob and oven. The washing machine and fridge/ freezer are included in the sale. Large shelved pantry. Space for good sized dining table and chairs. Cupboard housing water tank. Window to rear overlooking gardens.
- \* Large Double Bedroom with window to front again with lovely open outlook.
- \* Second large Double Bedroom with window to rear overlooking gardens. Cornice.
- \* Partly tiled family Bathroom with three piece suite comprising bath with tap mixer shower above and screen, wash hand basin and WC. Frosted window to rear.

Energy Efficiency Rating: E

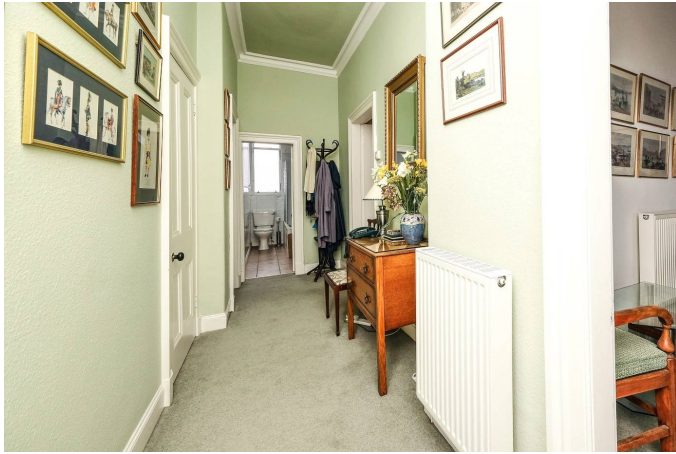


## EXTERNAL

Fully enclosed and well maintained south facing communal garden. Unrestricted on street parking in the surrounding streets.







Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



Connell & Connell WS  
10 Dublin Street  
Edinburgh, EH1 3PR  
Tel: 0131 556 2993  
Fax: 0131 557 5542  
[property@connellws.co.uk](mailto:property@connellws.co.uk)

\* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

