



20/2, West Savile Terrace, Edinburgh, EH9 3EA

Spacious and Well-Presented Two Bedroom, Ground Floor Flat

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)



Property Description

This spacious and well-presented two-bedroom, dual-aspect, ground floor flat, is set in a traditional stone-built tenement, located south of the city centre, in Edinburgh's popular residential Newington district, with a frequent local bus service.

The interior comprises a hallway, living/dining/kitchen, two double bedrooms, box room, shower room and WC/utility room.

Features include uPVC double glazing, gas central heating, a high-quality integrated kitchen, excellent storage, a fine triple-bay window, ornate cornice and panelled woodwork.

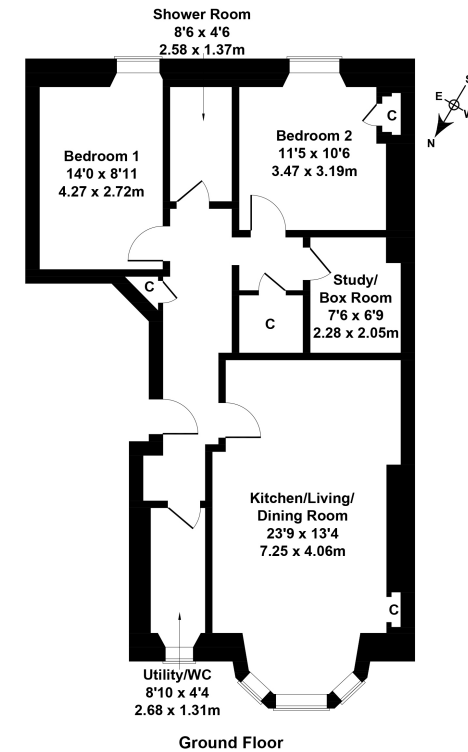
There are strips of private ground to the front and rear, well-tended shared rear gardens and ample unrestricted on-street parking.

A spacious, carpeted hall has plain cornice. a wall press, a deep walk-in storage cupboard and affords access throughout.

Enjoying a front outlook, a generously-sized open-plan living/dining/kitchen features a triple-bay window, ornate cornice work, moulded woodwork, quality wood-effect flooring, vertical column radiators and an open shelved press.

The quality kitchen is fitted with modern units, wood effect worktops, a ceramic sink, tiled splashbacks, under-unit downlights, and offers a range of integrated Neff appliances including an induction hob, electric oven, fridge/freezer and dishwasher.

Set to the rear are two, spacious, carpeted double bedrooms, and a luxuriously-appointed and extensively-tiled shower room with a white suite, full-width mains mixer shower and a chrome ladder-style radiator. An internal box room offers flexible space as a study, store or occasional guest room, while to the front is a utility room featuring a two-piece WC.



Area Description

Newington lies roughly two miles south of the city centre, and provides a number of local amenities for everyday needs, offering a variety of specialist shops and a vibrant atmosphere of bars, restaurants, and cafes. The popular Cameron Toll Shopping Centre also offers a selection of high-street shops and a Sainsbury's superstore. A convenient location for Edinburgh University, The Royal Infirmary and the Scottish

Parliament, there are also many leisure opportunities and open green spaces including Holyrood Park and Arthur's Seat, Blackford Hill and The Meadows, as well as the Royal Commonwealth Pool, formerly a venue for the Commonwealth Games. Well-regarded schooling is available at all levels within the area, and a regular public transport service provides easy access to and from the city centre.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

