



27/412, West Savile Terrace, Edinburgh, EH9 3DT

Well-Presented, One-Bedroom, Top-Floor, Retirement Flat

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Property Description

Well-presented, one-bedroom, top-floor, retirement flat, set within a factored, purpose-built development. Conveniently located in the desirable Blackford area of Edinburgh, south of Edinburgh city centre. Comprises an entrance hallway, living/dining room, kitchen, double bedroom and a shower room.

Highlights include light, neutral decor, a modern kitchen with appliances and a fitted shower room suite. There is also electric storage heating, double glazing and good storage, including a walk-in hall store and a fitted bedroom wardrobe.

The development has a secure entry, a warden service, a 24-hour care line, a lift service, and residents' lounges.

Each owner occupier contributes to the cost of the management and upkeep and shall have reached a minimum age of sixty years, or in the case of a couple, one must be sixty and the other over fifty-five.

A warm and inviting entrance hall welcomes you into this well-presented home, providing access to the majority of the accommodation. The spacious lounge offers a bright and airy feel with light décor, carpeted flooring, and uplighting. There's ample space for dining, creating a flexible living area perfect for relaxing.

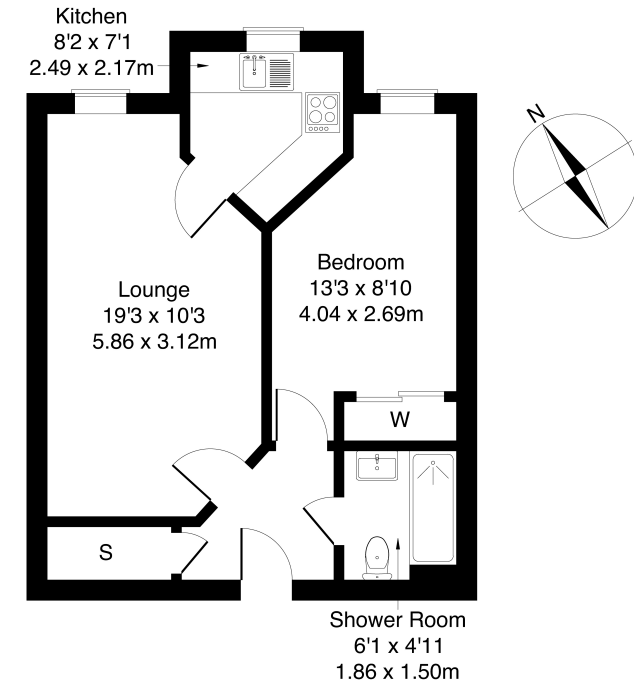
The modern kitchen is set just off the lounge and is fitted with contemporary units, stone-effect worktops, and a stainless steel sink with drainer. It also features an integrated oven with electric hob and offers space for additional freestanding appliances.

The generous double bedroom benefits from neutral décor, carpeting, uplights, and a built-in wardrobe, providing excellent storage. Completing the home is a stylish shower room, with a modern suite including a wet-room style shower and panelled splash walls.



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Approximate Gross Internal Area: (452 sq ft - 42 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Located just south of Edinburgh's city centre, the highly desirable Blackford area offers a superb blend of convenience, natural beauty, and vibrant city living. Residents benefit from a range of local amenities for everyday needs, while nearby Marchmont and Newington provide an eclectic mix of independent shops, lively cafes, restaurants, and bars. For more extensive retail options, the popular Cameron Toll Shopping Centre is close by, featuring a wide variety of high-street stores and a large Sainsbury's superstore. Blackford is ideally positioned for easy access to

Edinburgh University, the Royal Infirmary, the Scottish Parliament, and the Royal Commonwealth Pool. Nature lovers will appreciate the abundance of scenic green spaces in the vicinity, including Blackford Hill, the Braid Hills, The Meadows, Holyrood Park, and Arthur's Seat. Families are well served by a selection of highly regarded schools at all levels, and the area benefits from excellent public transport links, ensuring swift connections to the city centre and beyond.





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