

# 47/2 West Savile Terrace

EDINBURGH, EH9 3DP



*SPACIOUS ONE BEDROOM GROUND-FLOOR FLAT  
IN EDINBURGH'S SOUGHT AFTER BLACKFORD AREA*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom flat in excellent condition having been well-maintained by the current owners.

- A living area which is flooded with natural light and is very spacious with original floorboards, high ceilings with cornicing and working fireplace.



- A fully equipped kitchen with gas hob, double fan oven and plenty of space for free-standing white goods. The kitchen further benefits from French doors leading to the back garden.





- There is one spacious bedroom which is double in size and comes with various possibilities for furniture arrangements.



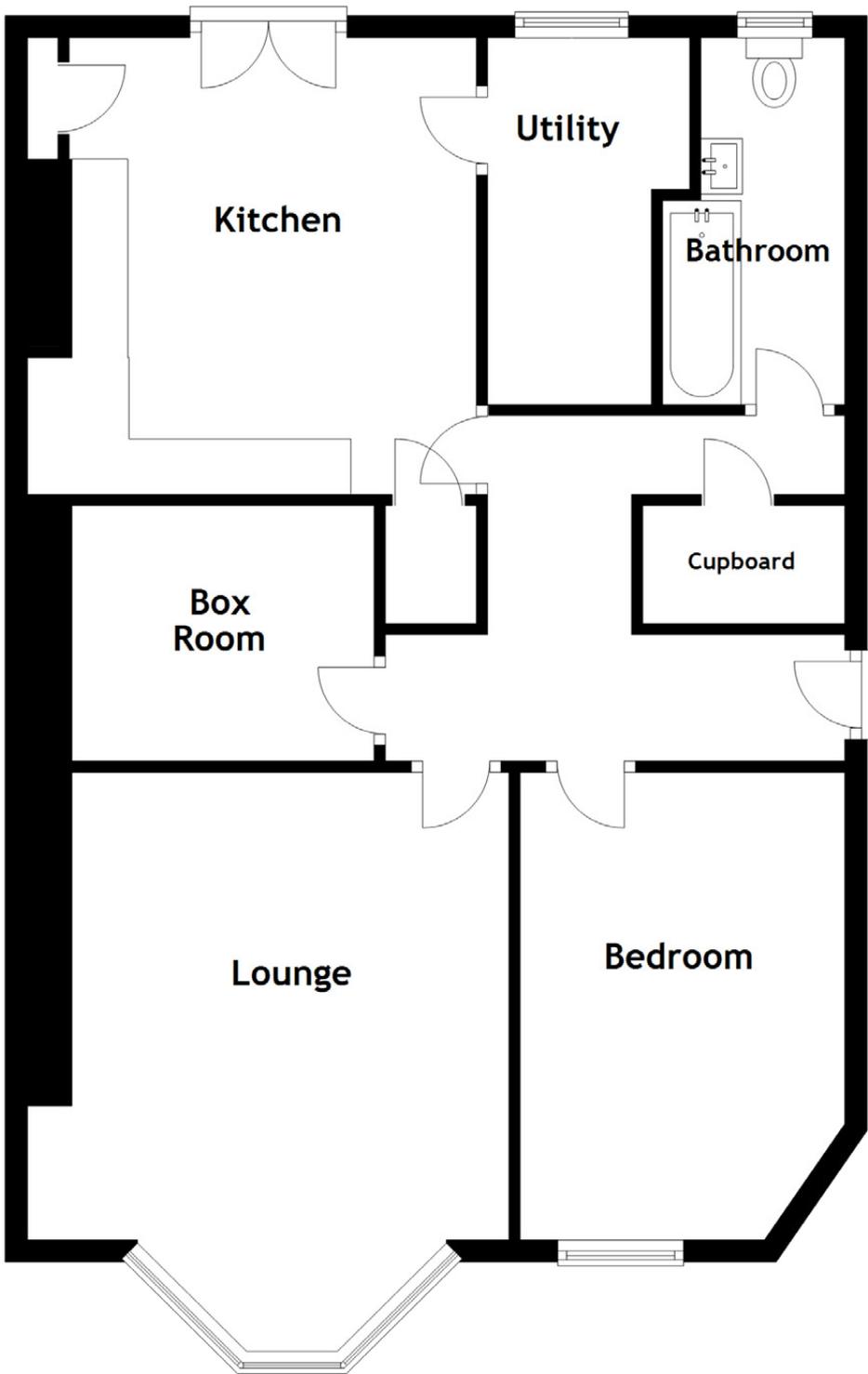


- The property has one modern bathroom which has a shower over the bath and is a fully equipped three-piece suite.



In addition there is excellent storage and large box room which has a multitude of options and currently serves well as an additional bedroom however, cannot be legally classified as such. The property includes gas central heating and is fully double-glazed, making for a warm home, year-round. There is more than adequate free on-street parking for residents and visitors alike.





**Approximate Dimensions**

(Taken from the widest point)

Lounge	5.60m (18'5") x 4.30m (14'1")	Bathroom	3.30m (10'10") x 1.28m (4'3")
Kitchen	4.10m (13'6") x 4.00m (13'2")	Gross internal floor area (m <sup>2</sup> ): 78m <sup>2</sup>	
Bedroom	4.20m (13'10") x 2.90m (9'6")	EPC Rating: D	
Box Room	2.70m (8'10") x 2.30m (7'7")		
Utility	3.30m (10'10") x 1.65m (5'5")		





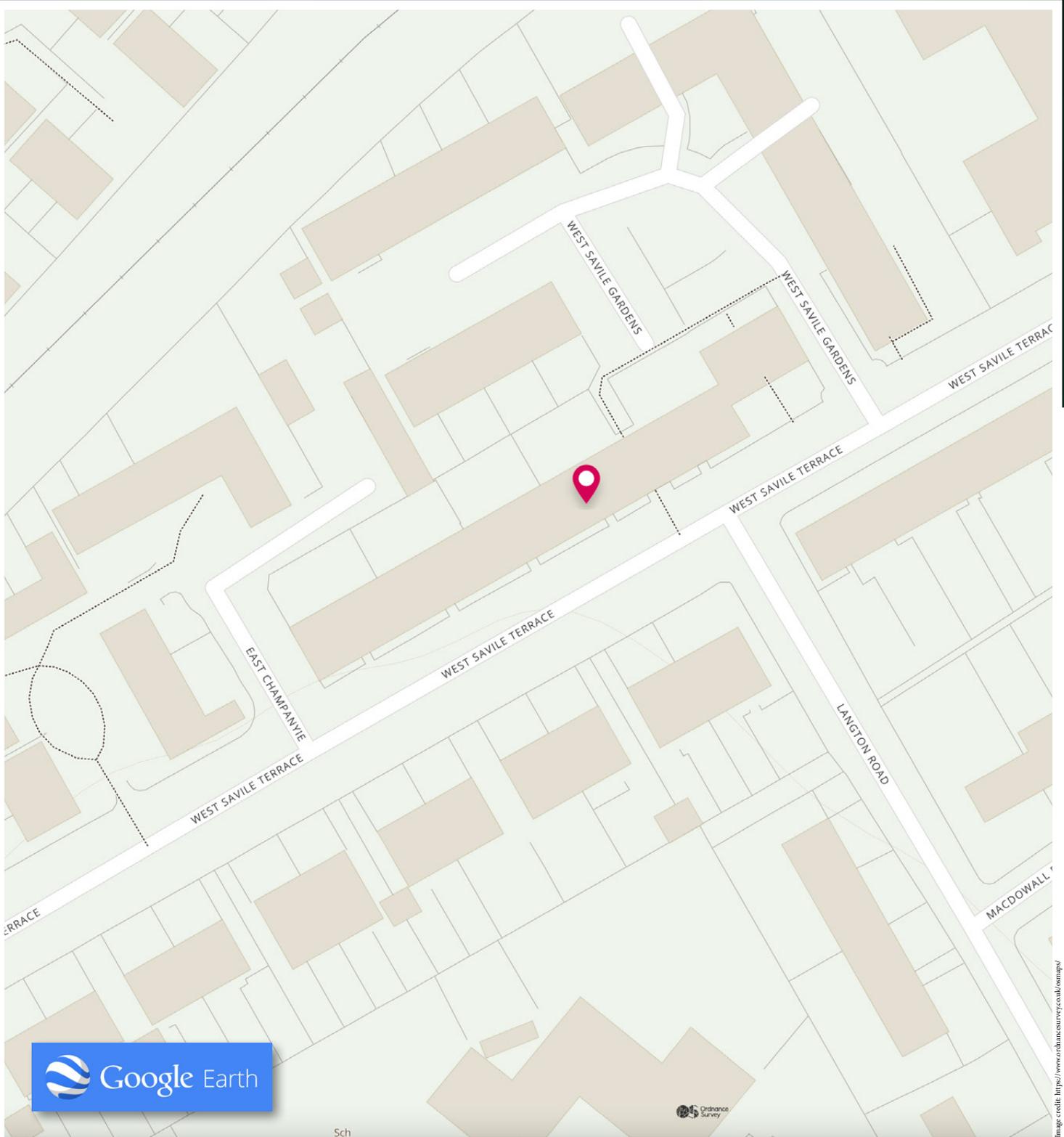
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Blackford is a most desirable residential district, situated approximately two miles south of the City Centre. It offers an abundance of amenities, including a variety of specialist shops and banking, building society and Post Office services. The Cameron Toll Shopping Centre is within half a mile of the property and is open seven days a week.

Regular bus services run from this area to the City Centre or by travelling south one can connect with the City Bypass. Leisure pursuits are well catered for – the Queen’s Hall is within easy reach, as are Prestonfield and Duddingston golf courses and the Commonwealth Pool. Pleasant walks can be taken on Blackford Hill, Arthur’s Seat and in Holyrood Park. Newington also has a good choice of bars, restaurants and cafes.

The schools available in the area are highly regarded from nursery to senior level and for the more mature student there are a number of University buildings in the vicinity including the Kings Buildings.

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# McEwan Fraser Legal

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