

Flat 125, 27 West Savile Terr

BLACKFORD, EDINBURGH, EH9 3DR



One-bedroom retirement flat in the highly desirable Blackford area of Edinburgh



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McEwan Fraser Legal is delighted to present this one-bedroom retirement flat in the highly desirable Blackford area of Edinburgh. The property is in walk-in condition and offers well-proportioned accommodation in a sought-after residential development close to excellent local amenities, public transport and green open spaces.

THE LIVING ROOM



Inside, the property comprises a bright and spacious lounge with ample room for both relaxation and dining, enjoying excellent natural light and access to outdoor space.

THE KITCHEN



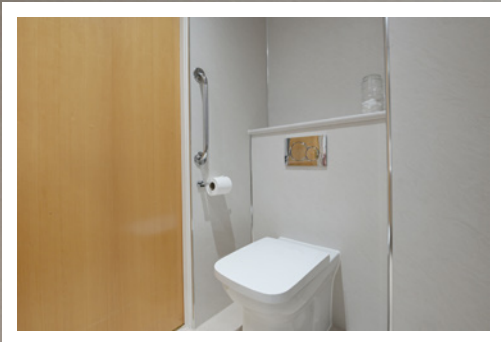
The fully equipped kitchen features an electric ceramic hob, fan oven and freestanding white goods, providing a practical and functional cooking space.





A welcoming hallway provides access to all rooms and enhances the overall flow of the property. The generous double bedroom offers comfortable accommodation and space for free-standing furniture, while the useful box room is ideal for storage or use as a compact home office. A modern wet room bathroom designed for convenience and accessibility.

THE WET ROOM



THE BEDROOM



In addition, the property benefits from a communal lounge and laundry, private residents' parking and well-maintained communal gardens.

This is a rare opportunity to acquire a centrally located flat in one of Edinburgh's most sought-after areas, combining excellent local amenities, fantastic transport links and close proximity to the beautiful open spaces of The Meadows and Blackford Hill.

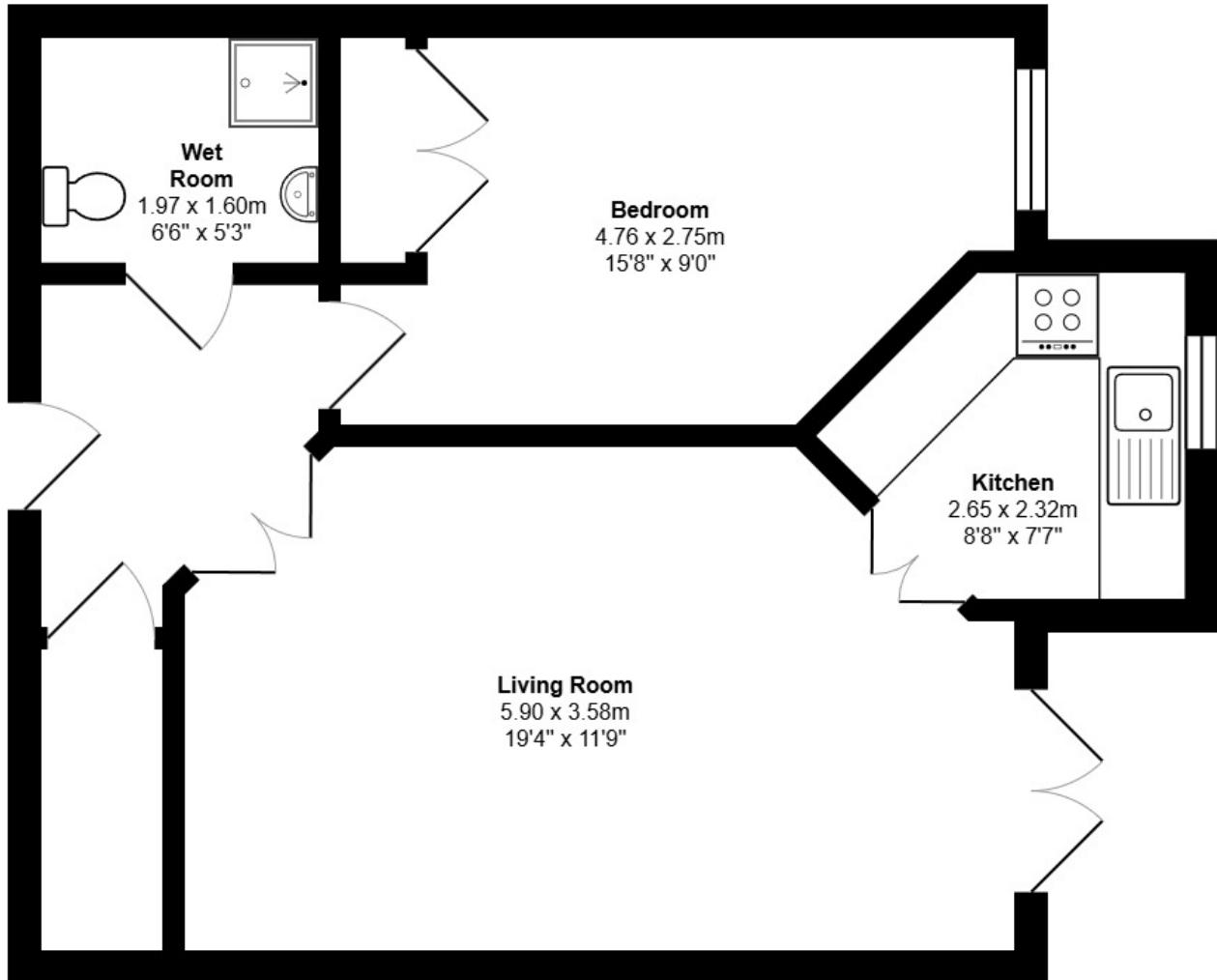
EXTERNALS



THE COMMUNAL LOUNGE

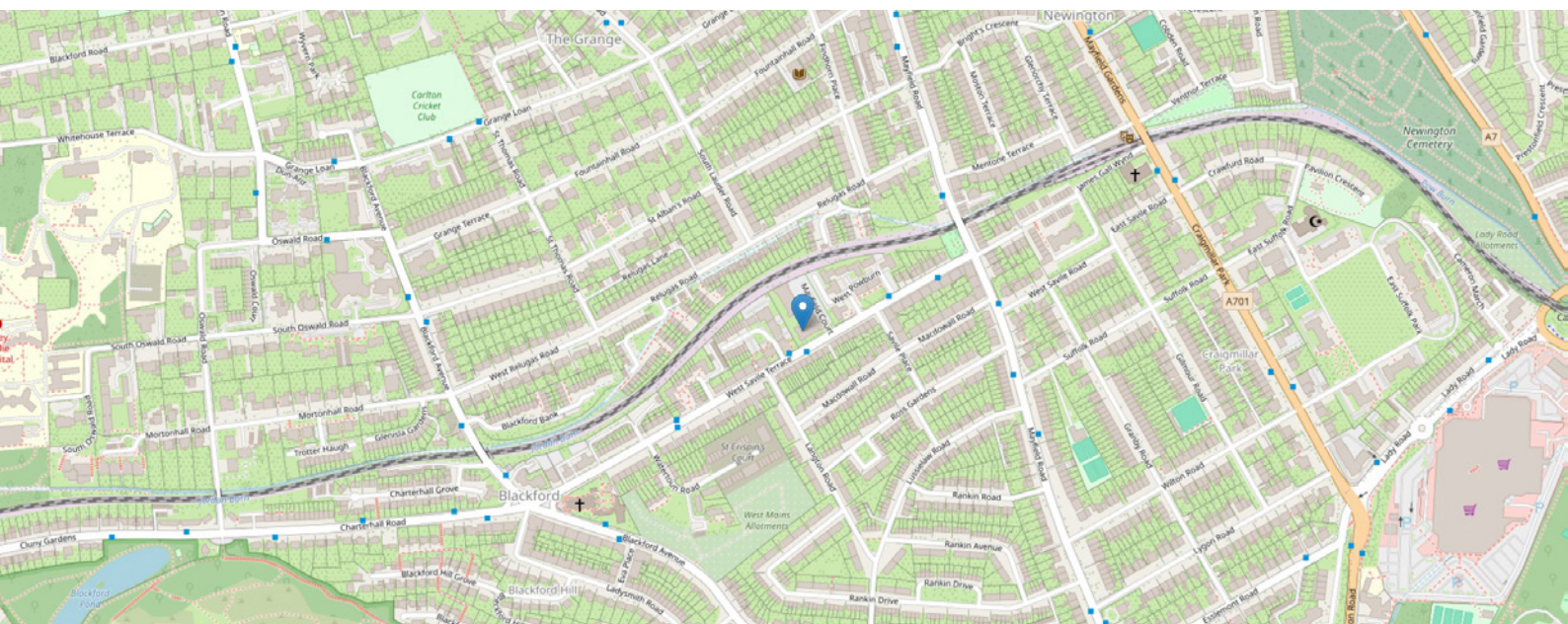


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 47m² | EPC Rating: C



THE LOCATION

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 King's Buildings.



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