

**FIXED PRICE £235,000**

### **3/6 WEST SAVILE GARDENS BLACKFORD**

A delightful exceptionally well-presented, bright and spacious top flat, forming part of a quality modern development set in attractive landscaped communal gardens in a cul-de-sac. This highly desirable residential area is so convenient for the Kings Buildings campus of Edinburgh University, and within easy access to the City Centre. The property affords a fine view to Blackford Hill and provides excellent accommodation in move-in condition. It comprises:

- Shared Entrance with entryphone system
- Spacious Hall
- Lovely Lounge with feature fireplace
- Attractive fitted Kitchen/Diningroom
- Master Bedroom with En-suite Showerroom
- 2 further Double Bedrooms
- Bathroom
- Loft
- Gas Central Heating and Double-Glazing
- Landscaped Communal Gardens
- Allocated Parking Space and Visitor Parking

VIEWING: By appointment telephone selling solicitors:

**Tel: 0131 667 1900**

**WWW.LESLIEDEANS.CO.UK**

Address: 3 St Patrick Street, Edinburgh, Fax: 0131 662 8530, Email: [property@lesliedeans.co.uk](mailto:property@lesliedeans.co.uk)



## LOCATION AND AMENITIES

The property is situated in a cul-de-sac off West Savile Terrace in Blackford which, with Morningside to the west, Liberton to the east and the expanse of the Grange to the north, is a first class residential district. Blackford nearby is home to the Royal Observatory, is famous for its pond and wildlife, and offers its nearby residents a retreat to natural countryside and magnificent views. There are also pleasant walks to be enjoyed at The Hermitage of Braid which follows the Braid Burn, and several golf courses are to be found in the area.

The local Post Office in Blackford Avenue sells newspapers, confectionery, cards and so on, whilst the local Avenue Store carries a very wide variety of foods. Absolutely first class shopping facilities are available in Morningside including the first of two Waitrose stores in Scotland along with an imminent Marks & Spencer Simply Food Store, and here you will find all the usual banking, Post Office and building society services.

In addition, the enclosed shopping precinct at Cameron Toll Shopping Centre which operates seven days a week is also a short car/bus journey away, as is the retail park at Straiton.

The Kings Buildings Campus of Edinburgh University and the George Square Campus are within walking distance, and the property is well placed for easy access to the new Edinburgh Royal Infirmary.

Local schools are highly rated, and several independent schools are also easily accessible.

This area is well served by regular bus services operating to the many parts of the City, and it is particularly convenient for the City By-Pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport. There is an Inter-City rail Link at Waverley Station and frequent bus services operate to the airport.

The City is renowned for its Edinburgh International Festival, Fringe, and Jazz Festivals and its Hogmanay celebrations, and is also much acclaimed for its wide variety of interesting bars and restaurants, all within easy reach of this excellently located property.

## THE PROPERTY

This is a splendid third/top floor flat of a well-designed modern development which is set in a cul-de-sac in a very sought after residential district convenient for easy access to Edinburgh University and The New Royal Infirmary.

The property enjoys a fine outlook towards Blackford Hill to the front and over the beautifully kept gardens of Mayfield Court to the rear with just a glimpse of the top of Arthur Seat over the rooftops.

The spacious accommodation is in excellent move-in condition, benefits from lots of natural light and has gas-fired central heating, double-glazing and an entryphone system.

It comprises: a carpeted shared entrance, Hall, Lounge with feature fireplace, attractive fitted kitchen/diningroom with appliances, master bedroom with built-in wardrobes and en-suite showerroom, 2 further double bedrooms with built-in wardrobes, a bathroom with shower facility, and a loft.

The property is set in landscaped shared gardens with allocated and visitor parking, and a bike store.

**This is an excellent property set in lovely surroundings and early viewing of it is highly recommended.**

## THE ACCOMMODATION COMPRISES:

### SHARED ENTRANCE

With carpeted stair, and entryphone system.

### ENTRANCE HALL

A good-sized hall with cupboard housing the gas central heating boiler, gas and electric meters. Cupboard with shoe store, coat hooks and storage space. Access hatch to the loft. Fitted carpet. Entryphone handset. Central heating radiator.

### LOUNGE (16' 5" x 15' 2")

With view to the front, and featuring an electric living flame-effect fire set in a tiled surround with a white mantelpiece. Fitted carpet. Telephone point and television aerial point. Central heating radiator.





### KITCHEN/DININGROOM (16' 8" x 9' 11")

Situated to the rear of the property and fitted with an attractive range of Maple-effect wall-mounted and base units with complementary worktops incorporating a sink and drainer, a gas hob with cookerhood above and electric oven. Integral dishwasher, automatic washing machine and fridge/freezer. Splashback wall tiling. Vinyl floor covering. Telephone point and television aerial point. Central heating radiator. Under-unit lighting and triple spotlight.



### MASTER BEDROOM (13' 5" x 8' 8")

Situated to the rear and with built-in wardrobes with hanging rail, shelf and panelled doors. Fitted carpet and Roman Blind. Telephone point and television aerial point. Central heating radiator. Door to the En-suite Showerroom.



### ENSUITE SHOWERROOM (5' 9" x 5' 1")

With a window to the rear, tiled shower compartment, wash basin in a vanity unit with cupboard below, and w.c. with concealed cistern. Wall mounted mirror. Triple spotlight. Shaver socket. Extractor fan. Roman blind. Central heating radiator.

### BEDROOM 2 (13' 4" x 8' 8")

With window to the rear, built-in wardrobes with shelf, hanging rail and panelled doors. Fitted carpet. Central heating radiator.



### BEDROOM 3 (12' x 10' 9")

With window to the front, 2 built-in wardrobes with hanging rail shelf and panelled doors. Fitted carpet. Central heating radiator.



WWW.LESLIEDEANS.CO.UK



**BATHROOM (7' x 5' 10")**

With suite comprising a bath with shower handset, wash basin set in a vanity top with cupboards and shelves below, and w.c. Wall-mounted mirror. Splashback wall tiling. Fitted carpet. Extractor fan and shaver socket.



**LOFT**

There is a loft with access hatch in the hall.

**GARDENS**

The property is set in delightful well-kept and attractively laid out communal gardens which include an allocated parking space, visitor parking, and a bike store.

**EXTRAS INCLUDED**

All fitted carpets and fitted floor coverings, the blinds and curtains, the gas hob, electric oven and cookerhood, the integral dishwasher, automatic washing machine and fridge/freezer are included in the sale. No warranties will be available. In addition, some items of furniture may be available for purchase by separate negotiation.

**COMMON CHARGES**

The managing agents for the development are Trinity Factors and the annual charges which are presently in the region of £361.20 are payable to them in respect of the upkeep of the common areas. Interested parties should confirm this figure and what it covers with the agents prior to submitting their offer.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of an offer and all statements contained herein are believed to be correct but are not guaranteed and any intended purchaser must satisfy themselves as to their accuracy. The dimensions provided may include, or exclude, recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room. Any detailed measurements ought to be taken personally.