

EDINBURGH, NEWINGTON
1 (1F2) SAVILE PLACE
OFFERS AROUND £200,000

 **GSB PROPERTIES**
TO VIEW TELEPHONE 01620 825368 WEB www.gsbproperties.co.uk



EDINBURGH, NEWINGTON

I (1F2) SAVILE PLACE

OFFERS AROUND £200,000

**SUPERB, BRIGHT AND SUNNY,
1ST FLOOR FLAT**

**EXCELLENT CENTRAL
LOCATION
MODERNISED YET RETAINING
ORIGINAL FEATURES**

**ENTRANCE HALL
SITTING ROOM WITH BAY
WINDOW
DINING KITCHEN AND LIVING
ROOM
2 DOUBLE BEDROOMS
BATHROOM
GAS CENTRAL HEATING
DOUBLE GLAZING
AMPLE ON-STREET PARKING
SHARED REAR GARDEN
SECURED ENTRY SYSTEM**

**VIEWING: TELEPHONE GSB
PROPERTIES 01620 825368**

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

OFFERS TO:

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TEL: 01620 825368
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ESPC
espc.com

General Description

Living at Savile Place couldn't be more convenient. Situated in the heart of the desirable residential community of Newington, this area hosts a wide variety of local amenities including a comprehensive range of local shops including the Cameron Toll Shopping Complex and a variety of recreational amenities, such as theatres, pubs and restaurants nearby. There are also regular bus services virtually on the doorstep giving access to most part of the city, both local and private schools within close proximity, as are Edinburgh University, The Royal Observatory and Edinburgh Infirmary. In addition, the location of the property affords fast and easy access to the airport and motorway network leading north and west.

The property offered for sale is a first floor flat which forms part of a traditional tenement building. This attractive accommodation offers exceptional living space with a flexible layout and includes fine character features such as high corniced ceilings, original wood flooring, bay windows with panelled surrounds and fireplace in the sitting room. Recent improvements have included a new kitchen and bathroom, double-glazing and gas central heating, serviced by a Combination boiler. In addition, extensive roof repairs were completed to the building about a year ago. It also has been well maintained, is in good decorative order and there are ample power outlets, TV and telephone connection points throughout. In brief, the accommodation comprises entrance hall, large sitting room with bay window, spacious kitchen diner and living room, two double bedrooms, one with a smaller bay window and bathroom. Outside and to the back there is a shared garden/drying green and there is ample (no permit required) on-street parking available to residents at the front.

This is a most attractive property, equally suited as an elegant and spacious family home or perfect as an excellent rental investment. Early viewing is highly recommended.

Accommodation

ENTRANCE

Main entrance door to communal hallway and staircase. Secured entry phone system.

HALL 4.24m x 1.39m (13'10" x 4'6")

Solid timber front door opens into a spacious hallway which in turn gives access to all the rooms in the property. Large, shelved storage cupboard also housing the gas meter. Hatch with cold water tank. Entry phone unit and wood floor.

SITTING ROOM 6.27m x 3.68m (20'7" x 12'1")

An elegant and generously proportioned living room with high decorative corniced ceiling, wide wood panelled bay window which has pleasant open outlooks to the front and fireplace with tiled inlay and hearth fitted with a feature gas fire. Two press cupboards on either side of the fireplace and wood flooring.

KITCHEN DINER AND LIVING ROOM

6.02m x 4.76m (19'9" x 15'7")

Also with a window to the front, this is a generous combination room. The galley style kitchen area is fitted with a range of modern base and wall mounted units with tiling over the worktop and incorporates a stainless steel sink unit with mixer tap with plumbing for a washing machine. Built-in ceramic hob, extractor hood and electric oven. Deep pantry cupboard, overhead pulley and wood flooring. The gas central heating boiler is also positioned here.

BEDROOM 1

4.32m x 3.76m (14'2" x 12'4") at widest point

A spacious double bedroom with smaller bay window and window which again have fine open outlooks to the front. Wood flooring.

BEDROOM 2 3.76m x 2.90m (12'4" x 9'6")

Double bedroom also to the front and laminate wood floor.

BATHROOM 3.49m x 1.31m (11' x 4'3")

Fitted with a modern white suite comprising wash hand basin, WC and bath with electric shower unit over. Tiling to walls, glazed window and ceramic tiled floor.

GARDEN

There is a shared garden/drying area to the back of the property.

NOTE:

All additional items of furniture and kitchen appliances such as the fridge, freezer and washing machine are offered under separate negotiation.

COUNCIL TAX BAND - D

