



2 East Savile Road, Edinburgh, EH16 5ND

Semi-detached 5-bedroom house offering significant potential however is now in need of modernization throughout

- Large livingroom
- Dining room with kitchen and store cupboard off
- Ground floor bedroom
- Shower room and further family bathroom on first floor
- Four further bedrooms one currently being used as a drawing room
- Spacious and private rear garden
- On street permit parking bays
- Timeless features including bay windows and carved cornices

Location

East Savile Road is located in the southeast of Edinburgh, specifically in the area of Newington a short distance from the vibrant city centre.

The property is conveniently located for access to The University of Edinburgh, the Royal Infirmary, The Meadows, The Pentland Hills and the Royal Commonwealth Pool.

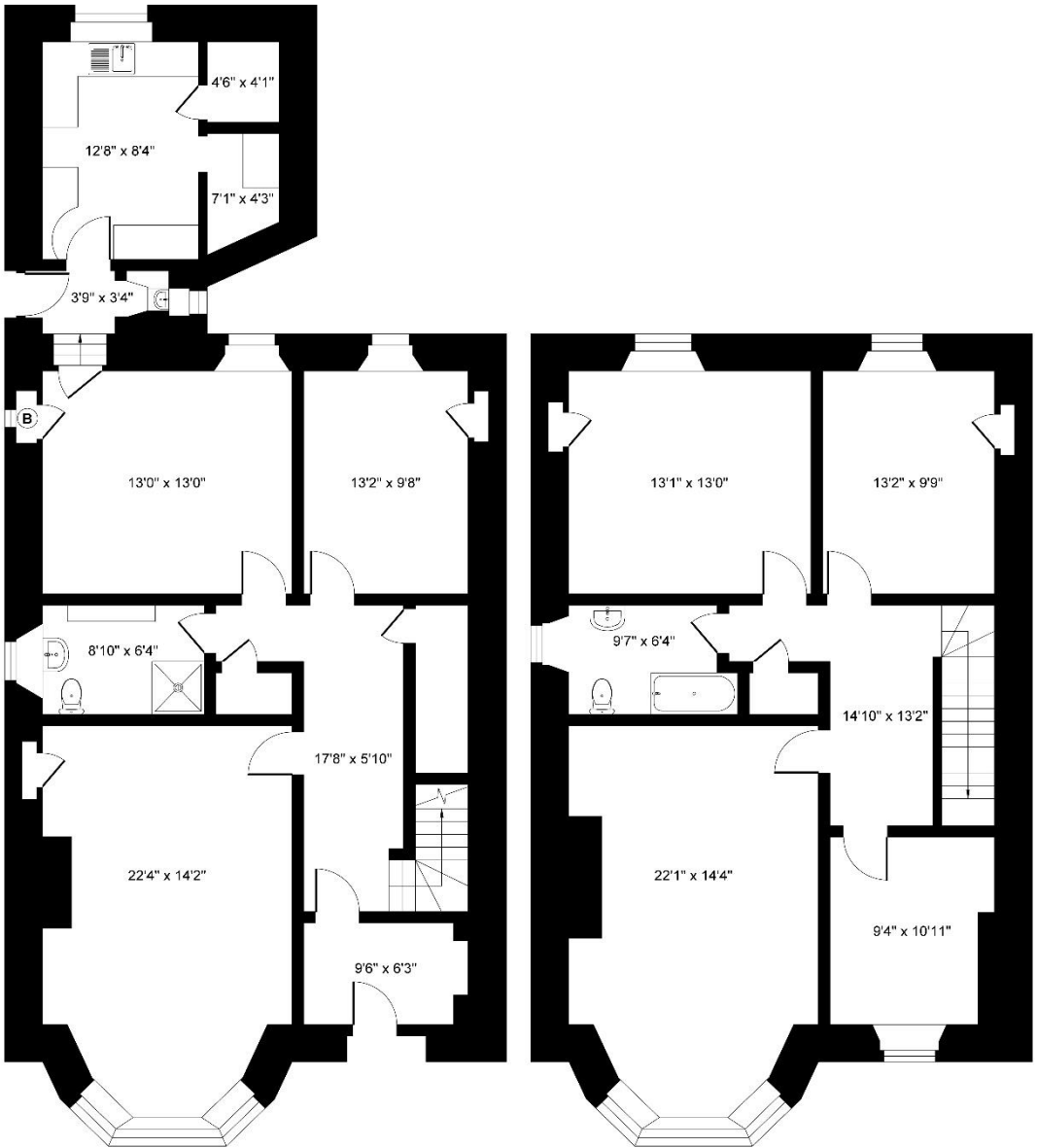
The Edinburgh City Bypass is within easy reach allowing quick access to Edinburgh Business Park, the airport and the Central Scotland motorway network.

Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk







Ground Floor
Approximate Floor Area
1208 sq. ft

First Floor
Approximate Floor Area
991 sq. ft

Approx. Gross Internal Floor Area 2199 sq. ft

FOR ILLUSTRATIVE PURPOSES ONLY
All measurements and fixtures, including doors and windows are approximate and should be independently verified
Produced by Elements Property



Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland - Scottish Charity No SC011353

