

# 4/1 Saughton Grove, Murrayfield Edinburgh, EH12 5SW

OFFERS OVER £180,000



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- 2-bedroomed upper villa
- Bright living room with dining area
- Separate fitted kitchen
- 2 double bedrooms and bathroom
- Large private garden and shared drying green
- Gas central heating and UPVC double glazing
- EPC C

### Description

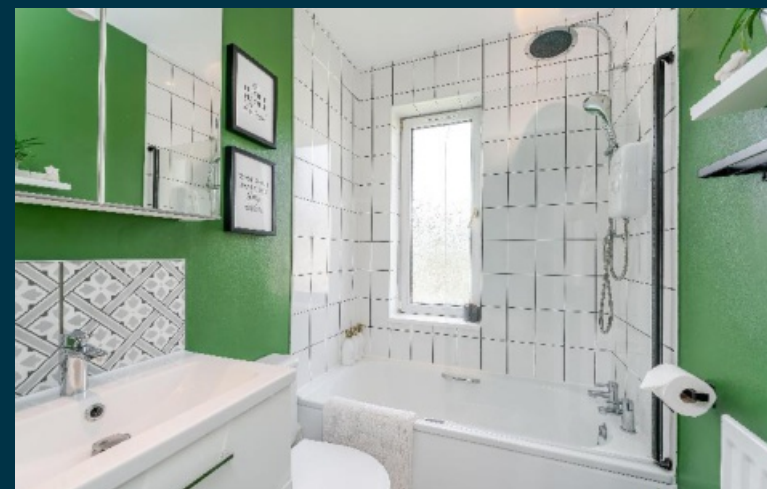
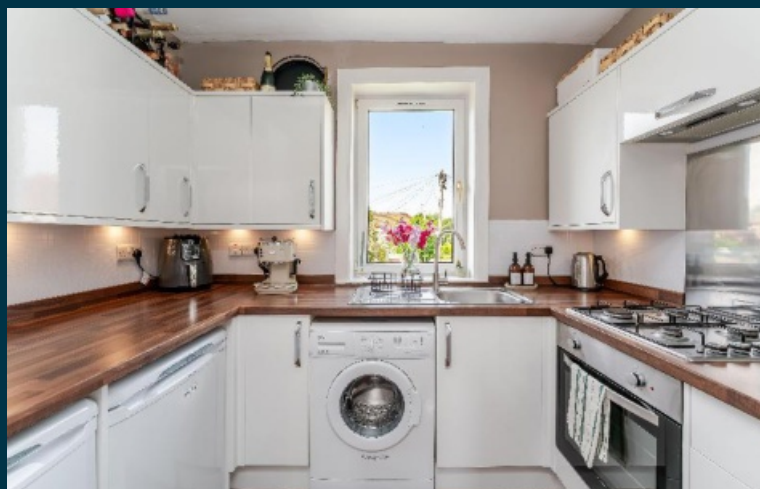
Occupying a generous plot with private gardens to the side, this well-maintained two-bedroom upper villa offers spacious, move-in ready accommodation with great appeal for first-time buyers or those looking to downsize.

Accessed via its own main door, the property offers bright and comfortable living throughout. The lounge is a great size, with space for both relaxing and dining, while the kitchen is fitted with a good selection of units and practical workspace.

There are two well-proportioned double bedrooms, a modern bathroom finished with stylish tiling and fitted with a white three-piece suite.

The private side garden features a lawn, patio seating area. To the rear, access to a shared drying green.

Early viewing is highly recommended to appreciate the space, condition, and potential this lovely home offers.







### Heating and Double Glazing

Gas central heating is complemented by UPVC double glazing

### Gardens and Parking

The property benefits from its own private garden alongside a shared drying green

### Extras

The fridge, freezer and washing machine are included in the sale price

### Council Tax and EPC

The property lies in Council Tax band C and has a C rated Energy Performance Certificate

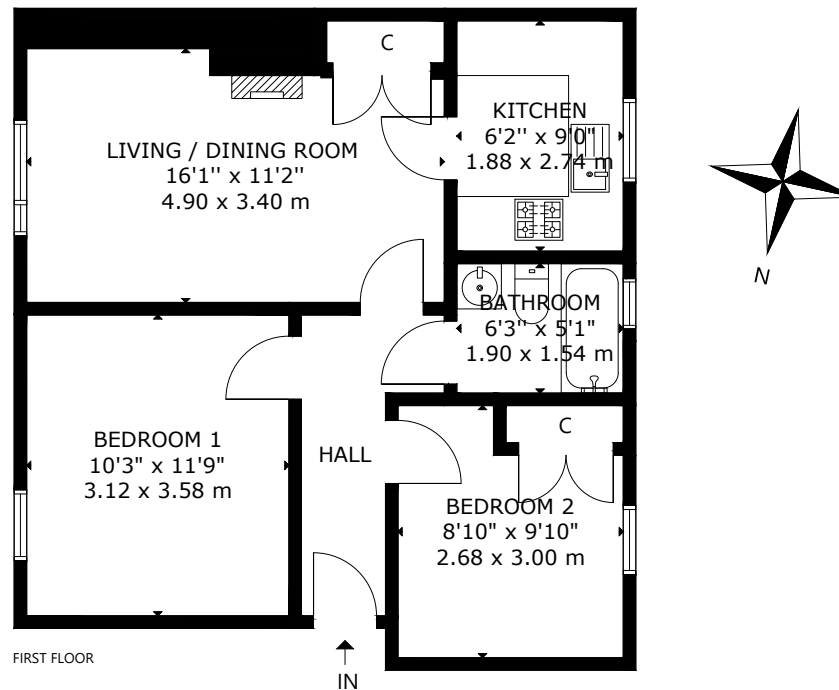
### Valuation

The property has been valued by surveyors at £190,000 and the Home Report is available from the ESPC website

### Viewing

Viewing is by appointment - Telephone Agents on 0131 229 3399





4/1 SAUGHTON GROVE, EDINBURGH, EH12 5SW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 604 SQ FT / 56 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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