

8/6

Saughton Mains

Street

Edinburgh

EH11 3HH





Spacious and well-proportioned first floor flat in the popular residential area of Saughton. The property is an excellent opportunity for the first-time buyer or investor and is within walking distance to excellent local amenities and the Saughton tram stop with connections to the City Centre and Edinburgh Airport.

The property comprises: well-maintained communal entrance with secure entry phone system. Carpeted hallway which provides access to all rooms and has a storage cupboard. Spacious lounge with corner windows and Juliet balcony with ample space to accommodate a dining table and chairs. Fitted kitchen with a range of base and wall mounted units. Integrated fridge freezer, oven, gas hob and extractor. Two double bedrooms with built in storage. The main bedroom benefitting from an en-suite shower room and a family bathroom.

Saughton is a popular area of Edinburgh to the west of the City Centre. Local amenities include shops catering for all day to-day needs plus banking, building society and Post Office services. Hermiston Gait Retail Park, the Gyle Shopping Centre and Tesco Superstore are all located close by. The schools available in the area are highly regarded from nursery to senior level. Regular bus services give easy access to Edinburgh City Centre and surrounding districts. For commuters there is easy access to Edinburgh City Bypass, the M8 and M9 motorway network and Edinburgh International Airport. Recreational facilities include parks, playing fields, leisure/sports centres and golf courses.



Viewing by appointment on 0131 524 3800



Living Room:
Bright and spacious lounge with corner window with Juliet balcony, fitted carpet and ample space for dining.





Kitchen:
Modern, fully fitted kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. Integrated fridge/freezer. Ample work surfaces with stainless steel sink and drainer and matching splash back..



Spacious double bedroom with built in wardrobe and ample space for freestanding furniture and ensuite shower room.







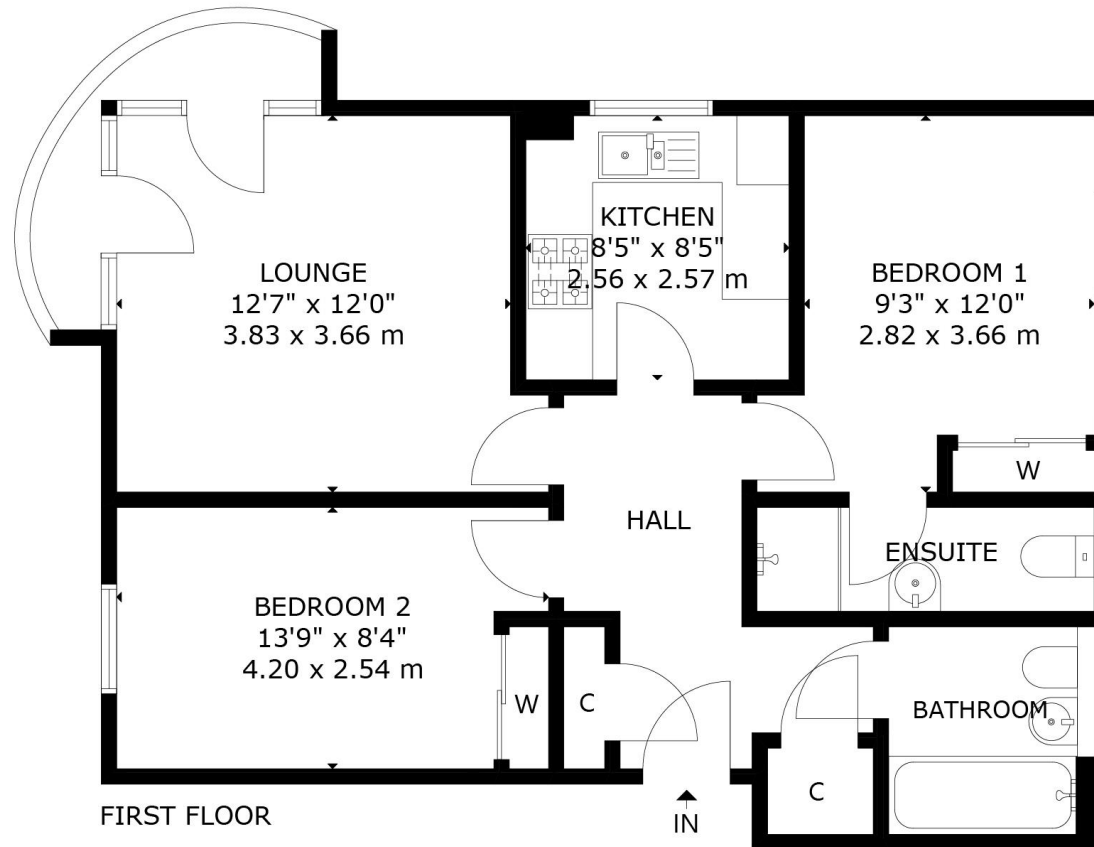
Bathroom:

Vanity sink with enclosed cistern toilet, bath with splash back tiling, shaver point and vinyl flooring.

External:

The development features attractive landscaped gardens and ample parking.

- EPC Band- B
- Council Tax Band- C
- Factor- Spiers Gumley



8/6 SAUGHTON MAINS STREET, SAUGHTON, EDINBURGH, EH11 3HH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 672 SQ FT / 62 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing



Connell & Connell WS
 10 Dublin Street
 Edinburgh, EH1 3PR
 Tel: 0131 556 2993
 Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

