



Solicitors & Estate Agents










Offers Over

£145,000

12/3 Saughton Mains Park

Saughton | Edinburgh | EH11 3NB

A three bedroom upper flat situated in the popular residential area of Saughton to the west of the City Centre. Located close to local amenities and transport links, the property offers well proportioned accommodation and is sure to appeal to have a wide appeal in the market, particularly to first time buyers, professionals and buy to let investors.

-  1 public room
-  3 bedrooms
-  1 bathroom
-  Communal garden grounds
-  Unrestricted on street parking
-  EPC rating - C
-  Council tax band - A



Description

Located on the first floor the accommodation briefly comprises; entrance hall with good storage, bright and airy lounge/dining room, kitchen with a range of wall and base units with co-ordinated worktops and tiled splashbacks, three double bedrooms, one of which has a built in cupboard, and a fully tiled bathroom with a white suite and shower over the bath. The property further benefits from gas central heating and double glazing, and there is a private external storage cupboard.



Extras

All fixtures and fittings will be included in the sale along with the electric oven and hob, fridge, freezer, and washing machine.

Gardens and Parking

There are communal garden grounds and parking is on street and unrestricted,

Viewing

By appointment through Neilsons (0131 625 2222).





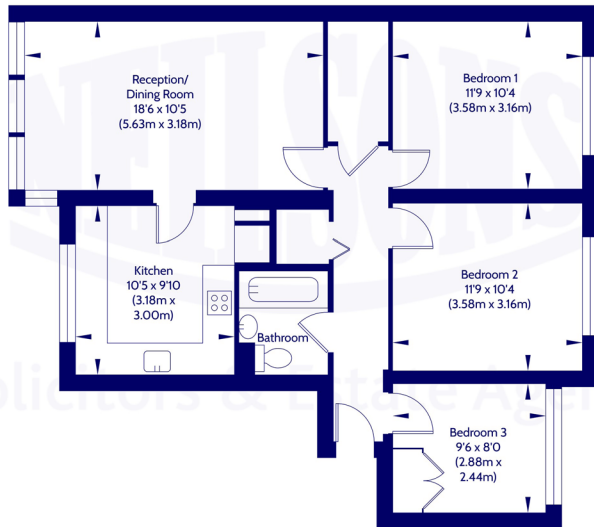
Location

The property is located in the popular Saughton area of Edinburgh, lying to the west of the City Centre. There is a selection of convenient local shops to meet day to day needs nearby, including a Tesco Express with further amenities available in the neighbouring district of Corstorphine and at The Gyle Shopping Centre, which houses a range of restaurants and high street shops. There is a frequent bus and tram service to the City Centre and surrounding areas and the City Bypass is also easily accessible providing links to central Scotland's main motorway network. Leisure activities in the area include Edinburgh Zoo, Murrayfield Stadium and Ice Rink and the beautiful Water of Leith Walkway.



Approx. Gross Internal Floor Area 75.54 Sq M / 813 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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