



Solicitors & Estate Agents










Offers Over

**£185,000**

## 9-1 Saughton Gardens

Balgreen | Edinburgh | EH12 5TF

A most appealing main door upper villa, located on a peaceful and established residential street in Edinburgh's popular Balgreen area.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  On-street free parking
-  Private rear garden
-  EPC rating – D
-  Council tax band- C



## Description

A perfect first home or investment, the flat is in good decorative order throughout and offers well-proportioned accommodation which briefly comprises: spacious west facing reception/dining room with attractive wood flooring, focal fireplace and coving to ceiling, well equipped kitchen which overlooks the rear garden and has been fitted with a variety of wood base and wall mounted units, complete with splash tiling and contrasting wipe-clean worktops, good sized principal bedroom with fixed storage, a good size single bedroom which works well as a home office or child's room, and shower room with modern counter top sink, WC and shower enclosure with splash back and electric shower.



## Extras

All blinds, curtains, floor coverings, light fittings, wardrobes and integrated appliances will be included. The freestanding wardrobe in the spare room will also be included as well as the cabinet in the living room garden sheds and lawn mower.

## Gardens and Parking

To the rear of the house is a large communal drying green, coupled with an allocation of well-kept private garden with a greenhouse. Unrestricted on-street parking is available on Saughton Gardens and many of the neighbouring streets.

## Viewing

By appointment through Neilsons (0131 625 2222).





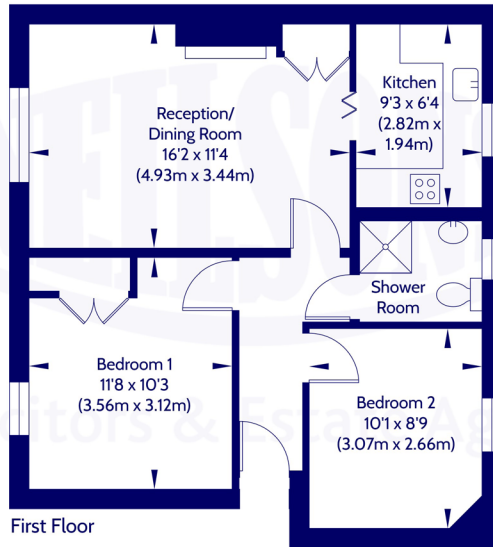


## Location

Located in the sought-after Balgreen area of Edinburgh, just west of the City Centre, this property enjoys an ideal position for both family living and professional commuting. A range of local shops, including a convenient Scotmid, cater to everyday needs, while a wider selection of high street retailers, supermarkets and restaurants can be found in nearby Corstorphine and at The Gyle Shopping Centre. Excellent transport links make this location particularly attractive, with frequent tram and bus services providing swift connections to the city centre, Edinburgh Airport and surrounding areas. The nearby City Bypass also offers easy access to central Scotland's motorway network, making travel across the region exceptionally convenient. Balgreen offers a host of leisure opportunities, including Edinburgh Zoo, Murrayfield Stadium and Ice Rink, and the scenic Water of Leith walkway. The area is well served for education, with a range of nursery, primary and secondary schools in the vicinity, and higher education institutions such as Edinburgh, Napier and Heriot-Watt Universities all within easy reach. Combining excellent amenities, green spaces and outstanding connectivity, Balgreen is a vibrant and well-connected location that appeals to both families and professionals alike.



Approx. Gross Internal Floor Area 50.63 Sq M / 545 Sq Ft.



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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