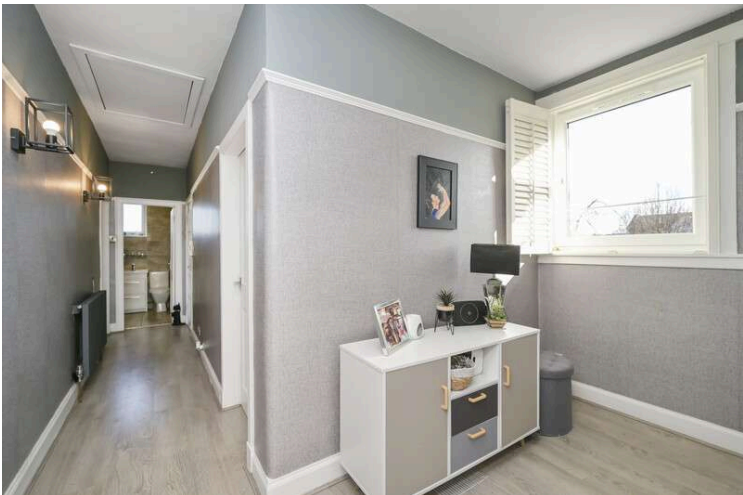
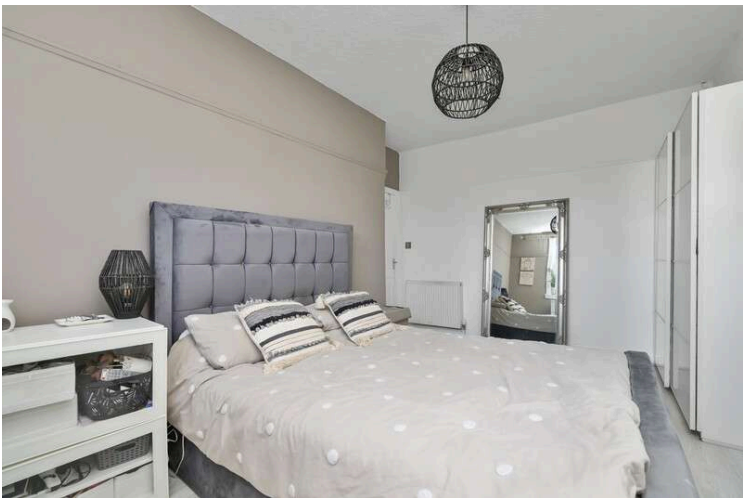






Fabulous three bedroom upper villa boasting a large corner plot with a single garage, double driveway and private garden located in the sought-after Murrayfield area of Edinburgh close to many local amenities, schooling and excellent transport links. The property offers well-proportioned and flexible accommodation with a lovely entrance staircase, there is a large attic space which could potentially be developed subject to the usual planning permissions. Presented to the market in good order throughout, we would recommend an early viewing.

- Main door entrance, beautiful staircase to the upper landing giving access to all the rooms.
- Bright and spacious living room with wall mounted gas fire.
- Dining kitchen equipped with a range of wall and base units along with integrated appliances.
- Rear facing double bedroom with lovely views.
- Double bedroom with built in wardrobes and original fireplace.
- Third bedroom currently used as a home office.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Hatch to large, floored attic accessed by a fixed ladder.
- Gas central heating.
- Double glazing.
- Private enclosed garden to rear.
- Single garage with power, outside tap and double driveway.



## Location

Saughtonhall Avenue is situated in a prestigious and quiet residential area of Murrayfield approximately one and a half miles west of the City Centre. The property is very close to the tram and bus services which offer excellent access to the City Centre, Edinburgh Park and the Airport. A short distance from the property there are further local amenities including a supermarket, doctor's surgery, and several cafes. Further shopping facilities are available at the Gyle Shopping Centre or Craighleith Retail Park. There are excellent schools within the local catchment area from nursery to senior level, and some of Edinburgh's highly regarded private schools including Erskines Stewart Melville are nearby. The 'Water of Leith Walkway' is close-by and is ideal for walks and cycling and offers much sought after tranquillity; it also gives direct access to the Gallery of Modern Art. There are also fantastic leisure facilities in the area such as Saughton Park which has a lovely bistro and coffee shop, Edinburgh Zoo, the expansive Roseburn Park and Murrayfield Stadium and Ice Rink all of which are only a few minutes-walk from the property

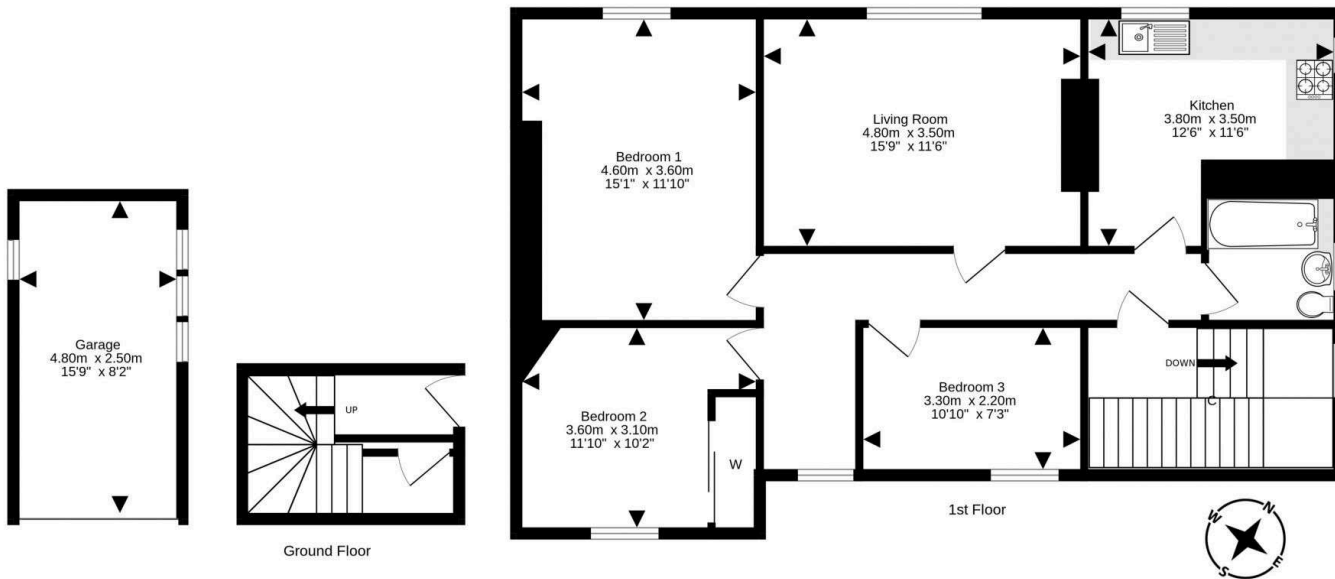
## Extras

Included in the sale are the integrated kitchen appliances, all fixtures & fittings and floor coverings.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



Ground Floor

1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193  
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

