







## Welcome

Welcome to 35/2 Saughton Gardens, a charming main-door upper villa in a popular area of West Edinburgh. Perfectly positioned for easy access to the city, with excellent transport links, including the city bypass and Edinburgh Airport, this property is ideal for commuters and frequent travellers. Presented in walk-in condition, it offers great value, making it a perfect choice for first-time buyers or a buy-to-let investment in a high-demand area.

- Main-door villa with a welcoming feel
- Bright lounge filled with natural light
- Modern kitchen with stylish fittings
- Two spacious bedrooms
- Contemporary shower room
- Gas central heating & double glazing
- Ample storage throughout
- Private rear garden, ideal for entertaining
- A well-rounded home, ready to move in and enjoy.











## Saughtonhall

Saughtonhall is a pleasant 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 within the sale are the light fittings, floor and window coverings and the integral kitchen appliances which include a Fridge Freezer, Washing Machine & Dishwasher.








# Get in touch

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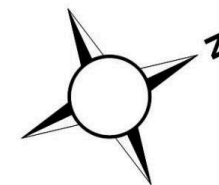
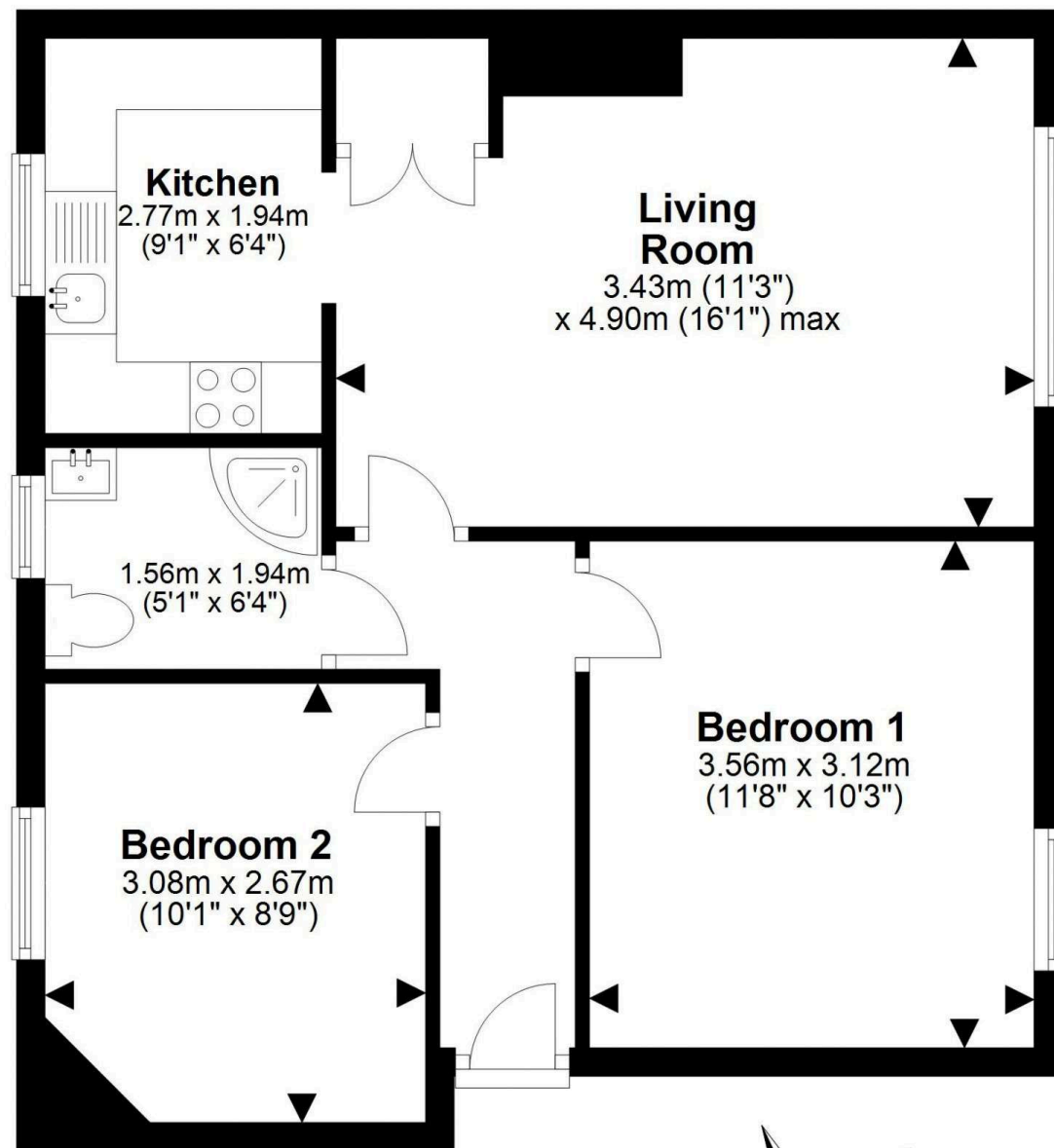
Bruntsfield Office:

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**CHARTERED FIRM**

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.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.