





Welcome

Welcome to Saughton Grove, this delightful two bedroom lower villa offers bright and spacious accommodation making this an ideal starter home suited to the first time buyer, small families or indeed an investment opportunity. The property further benefits from a private garden to the front along with a private garden area to the rear and a shared drying green. Ideally located in the popular Balgreen area of Edinburgh which lies to the west of the City Centre, close to many local amenities, schooling and swift transport links. The property is presented to the market in excellent, move in condition, we would recommend an early viewing.



- Reception hallway.
- Front facing living room.
- Fully fitted kitchen.
- Modern bathroom comprising WC wash hand basin and shower cubical.
- Two double bedrooms.
- Gas central heating.
- Double glazing.
- Private gardens to the front and to the rear along with a shared drying green.
- Unrestricted on street parking available.



Balgreen

The property is in the popular Balgreen area of Edinburgh, lying to the west of the City Centre. There is a selection of convenient local shops and services to meet day to day needs nearby, including a Scotmid, medical practice and pharmacy. Further amenities can be found in the neighbouring district of Corstorphine and at The Gyle Shopping Centre which houses a fantastic range of 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 the delightful Saughton Park and Rose Garden with skate park and children's playpark, Edinburgh Zoo and the beautiful water of Leith walkway. Education from nursery to secondary level is well catered for and both Napier and Heriot-Watt University are within easy travelling distance.

Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. Though the kitchen appliances and boiler are currently in working order no guarantees are given.



Get in touch

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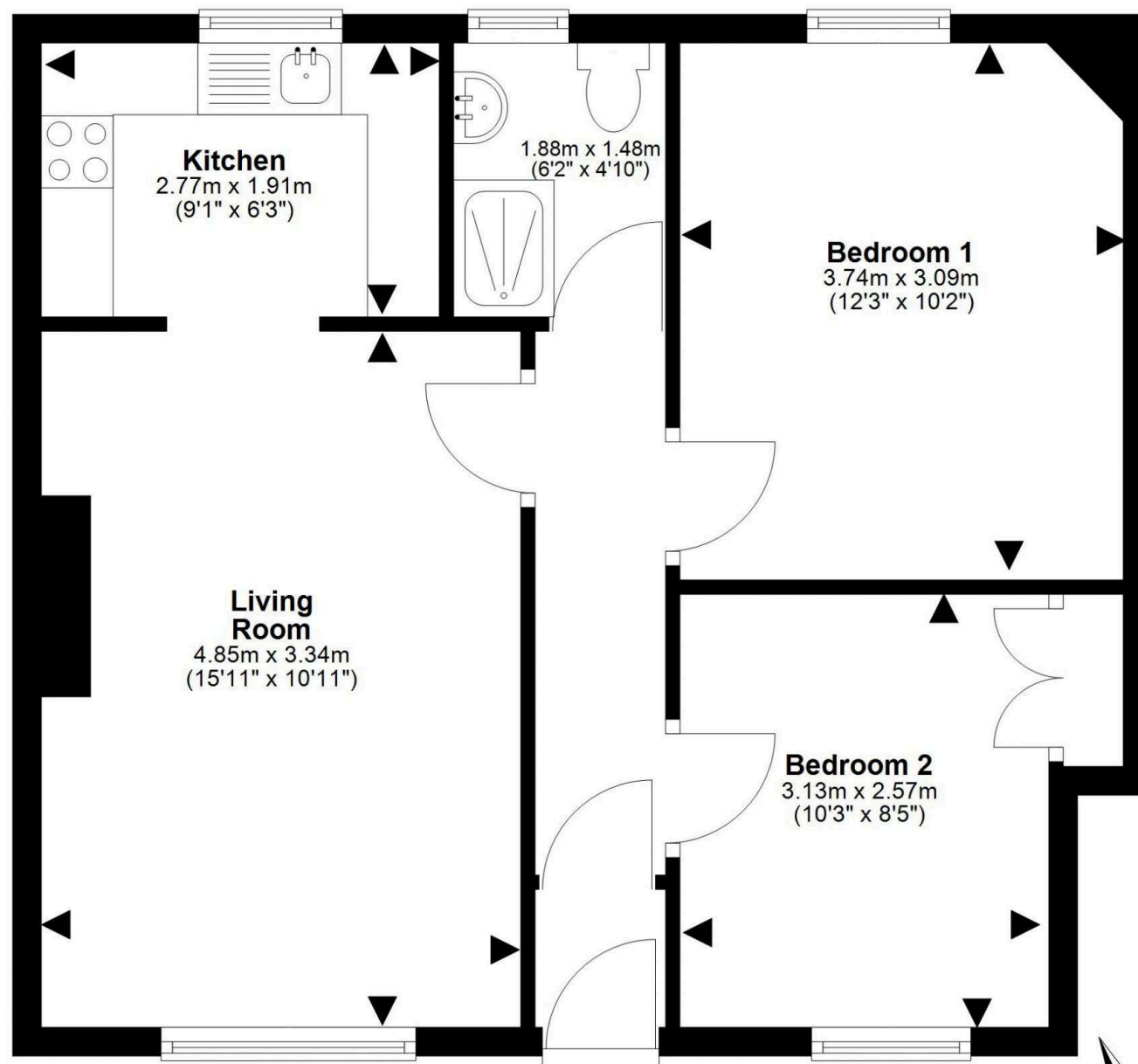
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CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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

