



16/6 Saughton Mains Terrace, Edinburgh

Offers Over **£130,000**



16/6 Saughton Mains Terrace

Edinburgh, Edinburgh

Piotr Nasciuk & RE/MAX Edinburgh present a bright, top-floor 2-bed flat in Saughton with modern kitchen, spacious living/dining area, stylish bathroom, built-in storage, and excellent transport links.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Bright and spacious top-floor flat in a quiet residential area
- Two well-proportioned bedrooms, each with large wardrobes and modern finishes
- Stylish living and dining room with neutral décor and excellent natural light
- Modern kitchen with black worktops, white cabinets, and tiled flooring
- Bathroom fully tiled in black with bathtub and shower
- Built-in storage including hallway walk-in wardrobe and living room cupboard
- Gas central heating with regularly serviced boiler
- On-street parking and access to shared garden
- Excellent transport links – tram and bus stops within walking distance



Hall

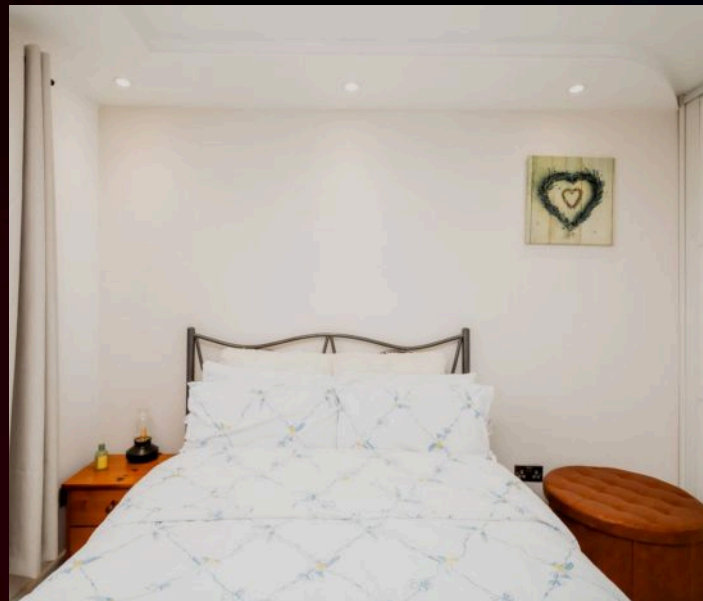
The flat opens into a welcoming hallway, beautifully finished with decorative modern wallpaper and contemporary doors throughout, creating a stylish first impression. The space is bright and well-maintained, offering a sense of warmth and elegance as you enter. At the end of the hallway, there is a spacious walk-in wardrobe, providing excellent storage and keeping the home neat and organised.

Bathroom

The bathroom is finished in elegant black tiles from floor to ceiling, giving it a sleek and modern look. It features a full-size bathtub with an overhead shower, offering both comfort and functionality. The space is well maintained, with a clean and contemporary design that complements the overall style of the flat.

Bedroom

The first bedroom is a spacious and bright double room, featuring a large built-in wardrobe with three sliding doors, providing excellent storage space. The window overlooks the parking area, allowing plenty of natural light throughout the day. The room also benefits from a modern ceiling design with recessed spotlights and a central light fitting, giving it a stylish and contemporary feel.



Bedroom

The second bedroom is a bright and comfortable space with a window overlooking the parking area. It features a stylish black wardrobe with three sliding doors, offering excellent storage and a modern look. The room is well-proportioned and easy to furnish, making it ideal as a second bedroom, guest room, or home office.

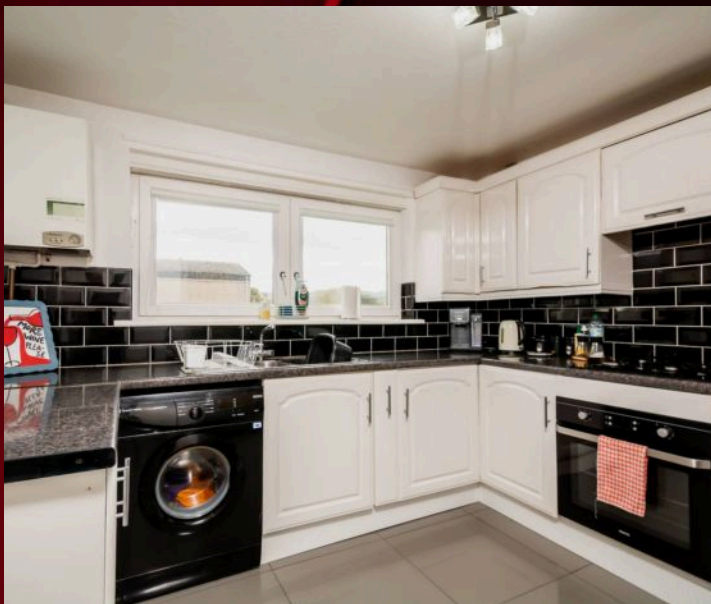


Kitchen

The modern kitchen features stylish black worktops and white fitted cabinets, offering plenty of storage and workspace. The layout provides a spacious and practical area, ideal for everyday cooking and dining. The flooring is finished with durable ceramic tiles, adding a clean and elegant look. There is also a cupboard housing the hot and cold water tanks as well as a gas boiler, which is regularly serviced and well maintained.

Living room/ Dining room

The spacious living and dining room is the heart of the home — bright, airy, and beautifully presented in light, neutral colours that create a warm and welcoming atmosphere. The large window allows plenty of natural light to fill the space throughout the day, making it perfect for relaxing or entertaining guests. There is ample room for both a comfortable seating area and a dining table, offering flexibility for family living or social gatherings. The room also includes a built-in cupboard, providing convenient storage and helping to keep the space organised and clutter-free.



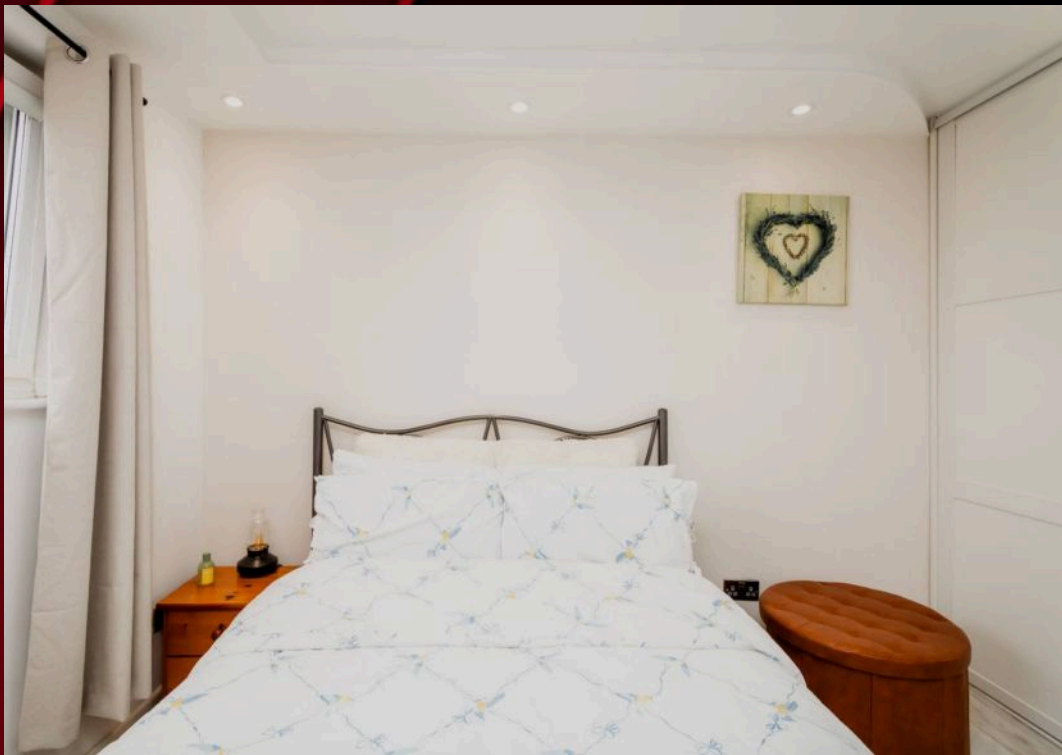


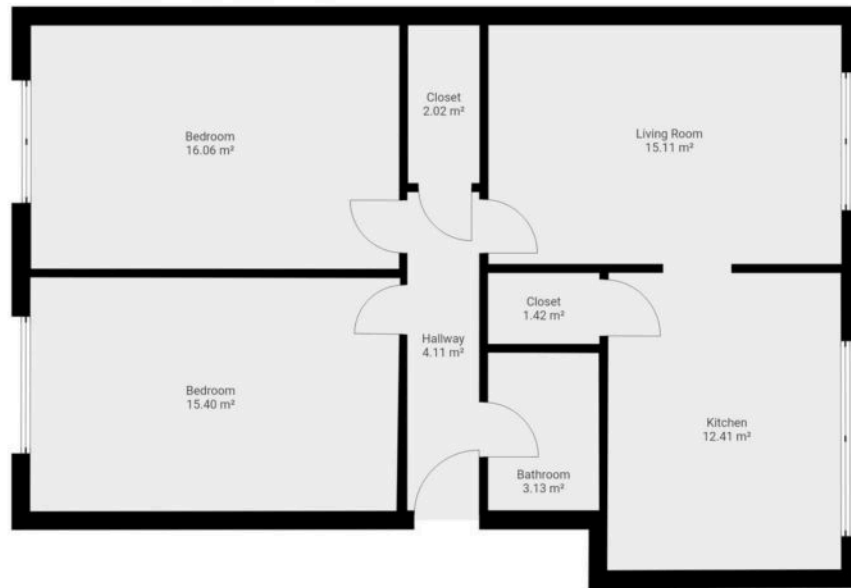
CAR PORT

10 Parking Spaces

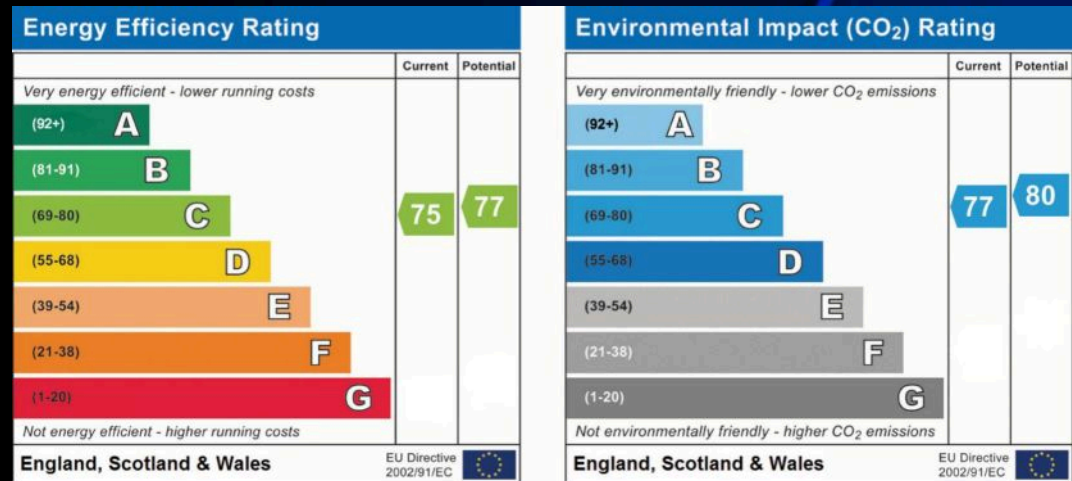
Convenient and spacious parking is available, offering exceptional accessibility for all users of the property.

🚗 **Parking Details:** Unlimited access to parking areas on both sides of the building Ample parking spaces suitable for employees, visitors, and clients Wide driveways providing easy maneuvering for cars and delivery vehicles Safe and well-lit parking environment Direct and easy access to the main entrances of the building An ideal solution for companies, clients, and guests who value convenience, accessibility, and unrestricted parking options.





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RE/MAX Estates- Edinburgh

34 South Gyle Crescent, South Gyle - EH12 9EB

0131 278 0508/ 07864 996 889

edinburgh@remax-scotland.homes

www.remax-propertymarketingcentre2.net/

