



Saughton, Edinburgh

10/4 SAUGHTON MAINS TERRACE, EDINBURGH EH11 3NT

Located in a popular residential area to the west of the city centre this two bedroom first floor flat beautifully refurbished throughout, with a bright and neutral decor, new flooring and plumbing, offers spacious and ready to move into accommodation.



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2



1



DESCRIPTION

The property is set within a leafy development with excellent transport links and ample parking.

- Newly Refurbished First Floor Flat
- Entrance Hall with Large Storage Cupboard
- Living Room
- Contemporary NEW Fitted Kitchen
- Two spacious Double Bedrooms
- Newly fitted Bathroom with mixer Shower over Bath
- Gas Central Heating with new radiators throughout
- Good internal storage
- Ground Floor External Storage Cupboard suitable for Bikes etc.
- On Street Parking
- In close proximity to excellent transport links including Tram, Bus and Rail services

LOCATION

Situated in a popular residential area, Saughton Mains Terrace offers a well-connected and convenient location in the west of Edinburgh. The flat is well positioned to take advantage of shops serving the local community, with Tesco, Asda, Aldi and Sainsbury Supermarkets all within easy reach. Nearby Gorgie or Corstorphine offer a wonderful variety of boutique shops, cafes, authentic bars, restaurants and bistros, whilst The Gyle shopping complex is also within easy reach offering a range of major retail outlets. The fantastic museums and attractions of Edinburgh City Centre or the vibrant Shore area of Edinburgh are all only a tram ride away. Recreational facilities in close proximity include

Carrick Knowe Golf course, Saughton Sports Complex (with its playing fields, athletics track and the biggest skate board park in Scotland), access to the Water of Leith Walkway offering scenic walks and cycling opportunities. Also nearby at Chesser is The Corn Exchange, one of Edinburgh's cultural venues, and further activities including bowling, snooker and five-a-side football. Schools catering for all age groups are easily accessible. An excellent public transport network is on hand, including regular buses running to other parts of town and a tram stop at nearby Saughton, only a couple of minutes' walk away providing easy access to Edinburgh International Airport, the City Centre, Haymarket and Waverly train stations and then onwards to Leith and the Shore. Slateford Train Station is also within easy reach. For the motorist a short drive westwards allows access to the City Bypass and main motorway networks.

COUNCIL TAX BAND

Band A

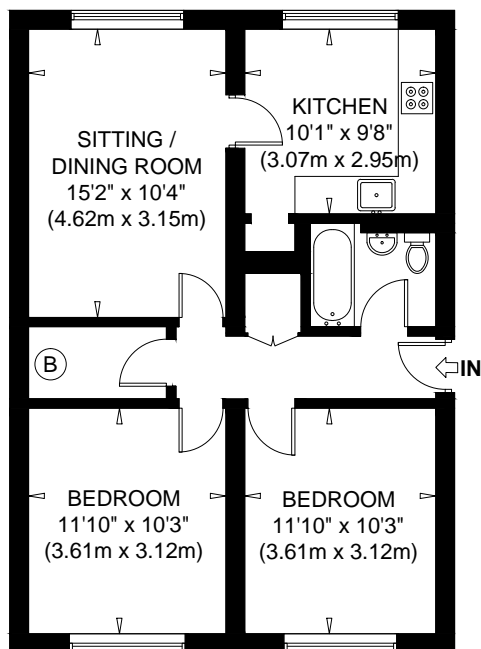
EXTRAS

Brand new kitchen appliances with integrated gas hob, electric oven and extractor

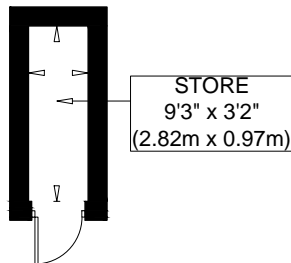
VIEWING

By Appointment with Agents: Tel: 0131 467 7550





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 62.7 SQ M / 674 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2.6 SQ M / 27 SQ FT

SAUGHTON MAINS TERRACE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 65.3 SQ M / 701 SQ FT
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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