



16 Saughtonhall Grove  
Edinburgh, EH12 5RQ

Hall  
Lounge/Dining Room  
Fitted Kitchen  
3 Bedrooms  
3-Piece Bathroom Suite  
Private Front & Rear Gardens  
Double Driveway  
Gas Central Heating & Double Glazing  
EPC: C  
Council Tax Band: D

A most attractive and well-presented three-bedroom lower villa lying quietly in the popular residential area of Murrayfield, approximately ten minutes away from the city centre by car, bus or tram. The property boast flexible family accommodation with a beautifully-maintained private enclosed rear garden, an attractive front garden and a private double driveway.

In brief, the property comprises; Welcoming entrance porch and hallway, bright and spacious lounge with patio doors into rear garden with a large enough floor space for sofas and a dining table, contemporary fitted kitchen with base and wall units providing ample storage and worktop space with appliances including electric oven, gas cooker, dish washer fridge freezer, and a second separate freezer. Two well-proportioned double bedrooms, one of which could also be used as a dining room, third double/large single bedroom which could make for a great home office, modern family bathroom with dual shower over bath including a rainfall shower, WC and wash basin. Gas central heating and double glazing throughout ensures a comfortable living environment all year round.

Externally, the property benefits from an easily-maintained rear garden with two garden sheds and a large patio space to enjoy the sun, a private front garden with a double driveway providing off-street parking for two cars. Sufficient on-street parking is also available.

Murrayfield is a highly desirable residential area lying to the West of Edinburgh's City Centre with good local day to day amenities including a Scotmid nearby and a Sainsbury's at Murrayfield which is a short walk away. There are further amenities at nearby Roseburn and Balgreen and extensive shopping can be found at Corstorphine which is within an easy commute together with the Gyle Shopping Centre, Craigmyle shopping centre and the City Centre, all easily accessible by car or bus. The bus services from Corstorphine Road provide a quick link into the centre and surrounding areas with the city bypass on hand linking the A1, M8 & M9. Commuters will also have access to a nearby tram stop. There are many leisure and recreational facilities within the vicinity including Roseburn Park, picturesque walks along the Water of Leith, Edinburgh Zoo, Murrayfield Ice Rink together with various golf courses. The Drum Brae leisure centre with swimming pool is only a short drive from the property. Good schooling can be found from nursery to secondary level providing an ideal location for the growing family.

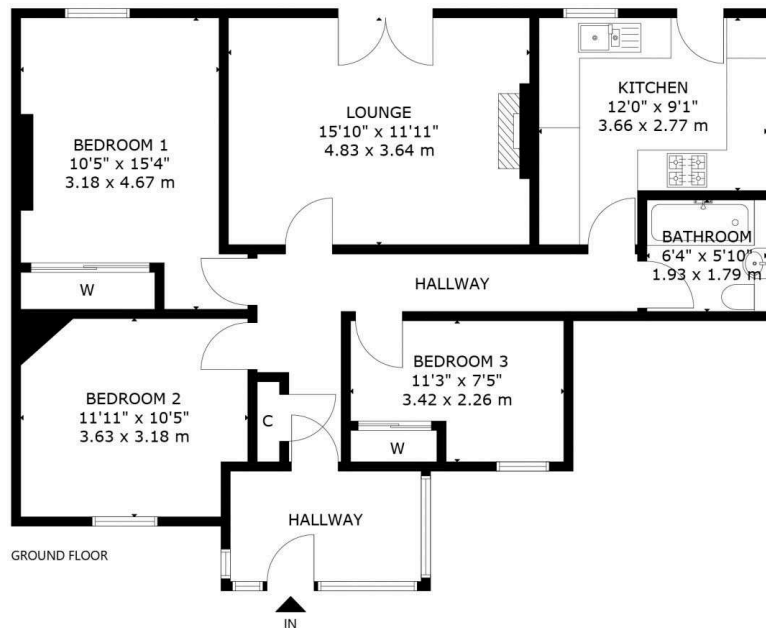












GROUND FLOOR

16 SAUGHTONHALL GROVE, EH12 5RQ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 927 SQ FT / 86 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

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