



RALPH SAYER
SOLICITORS & ESTATE AGENTS

20a Saughton Mains Gardens

Saughton, Edinburgh, EH11 3QQ

With its popular family-friendly suburban location in Saughton, this modern end-terrace house with contemporary interiors finished to high standards. The spacious accommodation features a generous living room, a well-appointed dining kitchen with garden access, three spacious bedrooms, and a bathroom with an overhead shower and vanity storage. Externally, the property benefits from a southeast-facing rear garden with a wooden decked seating area and private allocated parking. Additionally, the home is conveniently located within easy reach of excellent amenities, schools, and transport links.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Ross & Liddell at an approximate monthly cost of £11 to maintain the garden areas.

Property Summary

- End-terrace house in Saughton
- Part of an established development
- Entrance hall with stairwell
- Spacious living room with under-stair storage
- Well-appointed dining kitchen
- Landing with storage
- Sunny main bedroom with a wardrobe
- Two more bedrooms (one with storage)
- Bathroom with overhead shower
- Private gardens with decked seating
- Private allocated parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E | Home Report Value - £265,000







Spacious living room with
under-stair storage and a
well-appointed
dining kitchen







Sunny main bedroom with
a wardrobe and bathroom
with overhead shower





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dream property!



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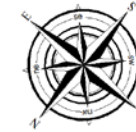
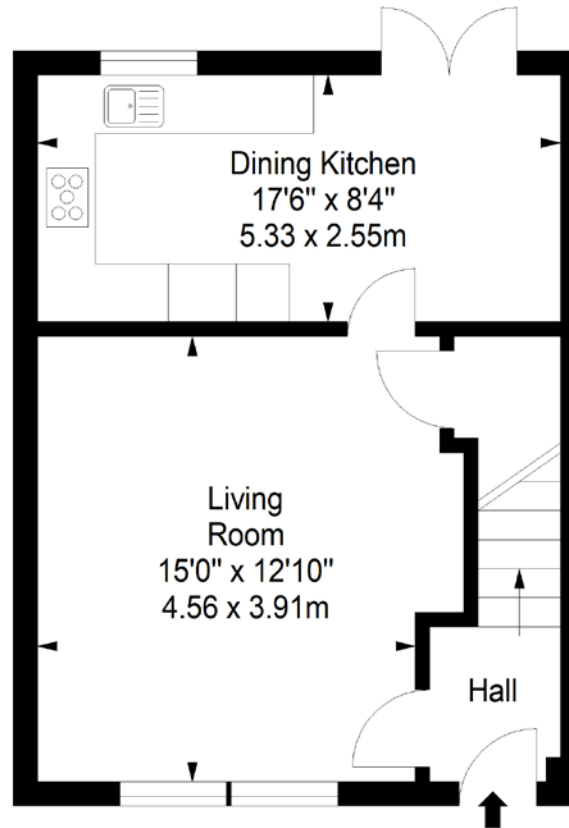
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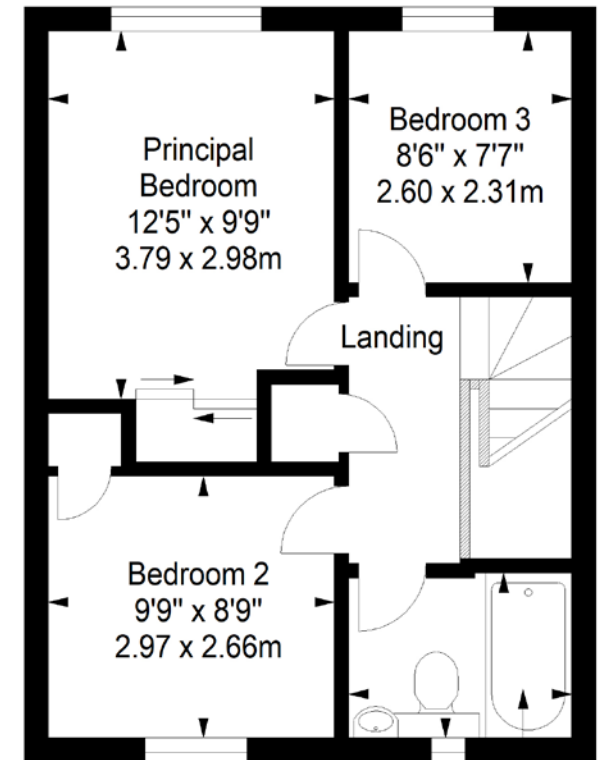
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 39.4 sq. metres (424.1 sq. feet)



First Floor
Approx. 39.4 sq. metres (424.1 sq. feet)



Total area: approx. 78.8 sq. metres (848.2 sq. feet)