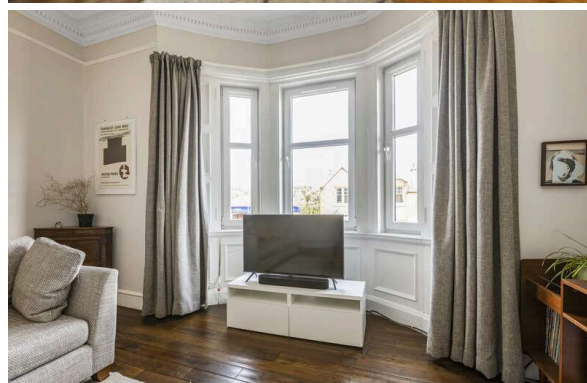




92 Saughton Road North
CORSTORPHINE | EDINBURGH | EH12 7JU


warners
solicitors & estate agents





92 Saughton Road North

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92 Saughton Road North forms a generously proportioned, four bedroom double upper flat. This fabulous home is immaculately presented and has been tastefully modernised to an exceptionally high standard. It effortlessly combines much of the original period features with many delights of contemporary modern living. The property is located in a prime residential location with stunning rooftop views. A private pathway and staircase lead you to the property. The hallway welcomes you to the property and the first floor features an elegant sitting room with bay windows, feature fireplace and mantelpiece, and original cornicing, a bright dining room which leads to the kitchen fitted with floor and wall units, 5 ring gas hob, electric oven and space for appliances. the double bedroom to the front boasts an en-suite shower room with vanity drawer sink and the room to the rear offers flexible accommodation and features an Edinburgh Press. A modern family bathroom completes this level with a deep bath, electric shower and vanity sink unit. The second floor offers spectacular rooftop views over to the castle at the front and rooftop views to the rear. Both bedrooms on this level are spacious doubles allowing an abundance of natural light from numerous windows. A family shower room completes this level with a shower cubicle with mains shower and bespoke display/storage shelving. The property also benefits from large South West facing private rear gardens with patio areas, mature shrubs and trees as well as a greenhouse and shed.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





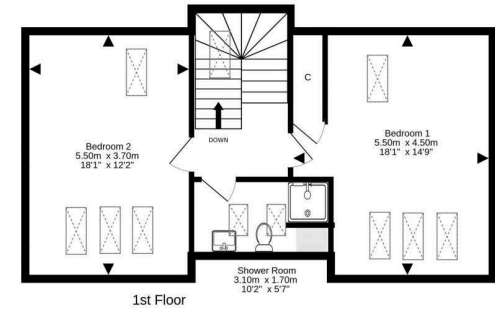
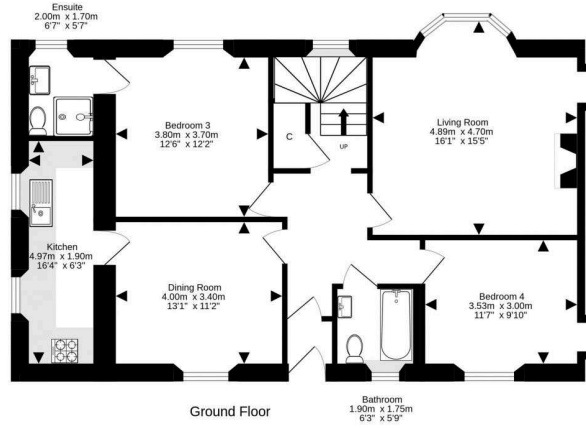
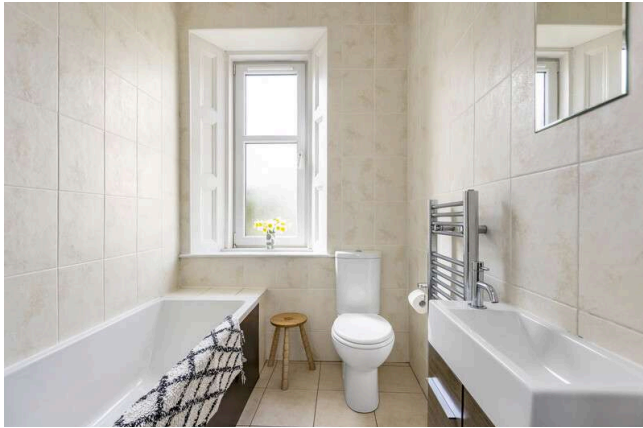
- Beautifully presented double upper
 - Flexible accommodation
 - Entrance hallway
 - Bright and spacious living room
 - Dining room
 - Fitted kitchen
 - Double bedroom and additional bedroom/
sitting room/playroom/on the lower floor
 - Contemporary family bathroom on the lower floor
 - Clever attic conversion offering light filled rooms
 - Two double bedrooms on the upper level
 - Shower room with bespoke shelving on upper level
 - Gas central heating
 - Double glazing
 - Large south west facing rear gardens with mature trees and shrubs,
patio areas, lawn areas and shed
- Included in the sale will be all blinds and curtains, the fridge/freezer, washing machine and cooker. EPC Rating C.



Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.







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