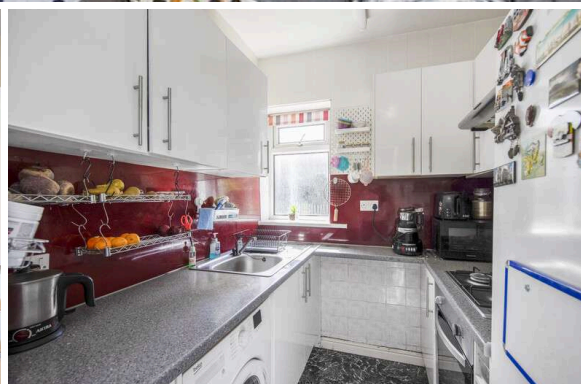




140 Saughton Road North  
SAUGHTON | EDINBURGH | EH12 7DR

  
**warners**  
solicitors & estate agents



## 140 Saughton Road North

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Warners are delighted to present this particularly appealing three bedroom lower villa, forming one in a block of four properties, enjoying its own main door access, with front & rear gardens, located in the ever-popular Carrick Knowe area of Edinburgh. The property is presented to the market in excellent order and represents an desirable home, ideal for a couple or family, or as a buy to let investment. The light and spacious living room enjoys views to the rear garden and from here you can access the well equipped kitchen and the third bedroom, which would also make an ideal home office. The further two bedrooms are doubles and a modern bathroom with three piece suite completes the accommodation. The further benefits on offer include gas central heating, double glazing and extra unrestricted street parking available. Externally there is a good sized rear garden which is mainly laid to lawn with a good sized shed for handy external storage. There is also a well maintained shared communal drying green, with front garden laid to Monoblock for easy maintenance. Early viewing is recommended!

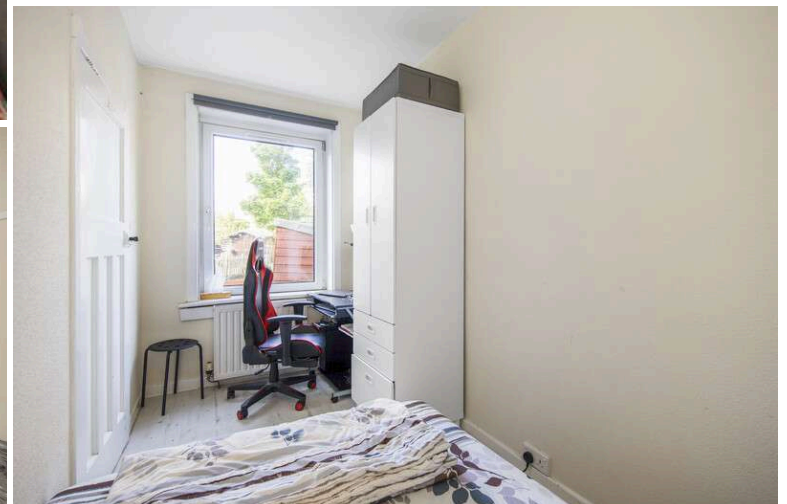
- Three Bedroom Lower Villa with gardens
- Welcoming hallway with storage cupboard
- Light and spacious living room
- Well equipped kitchen featuring stylish gloss white cabinetry with a good mix of wall and base units.
- Two double bedrooms (the larger boasts bay window and integrated storage)
- Modern family bathroom with three piece suite
- Gas central heating and double glazing
- Private front & rear gardens with shed and small patio area
- Shared communal drying green
- Unrestricted on street parking

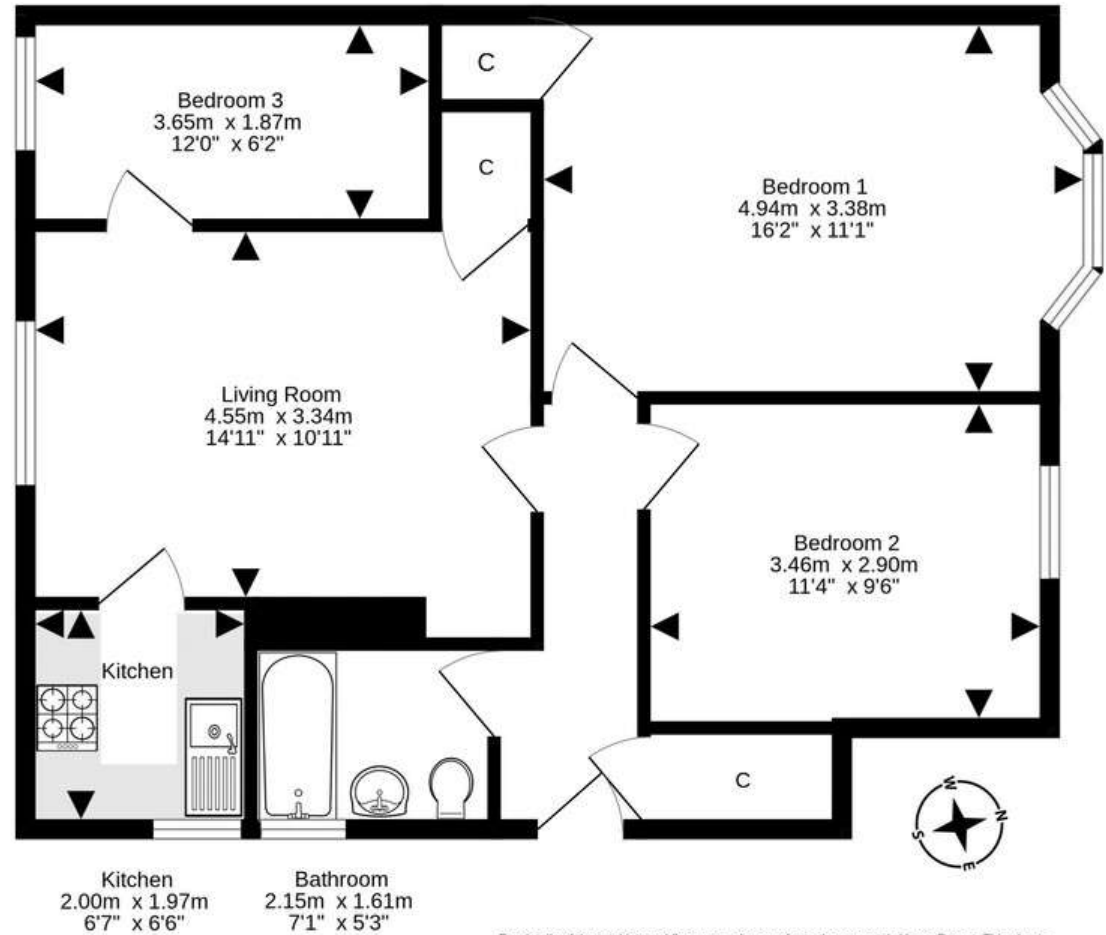
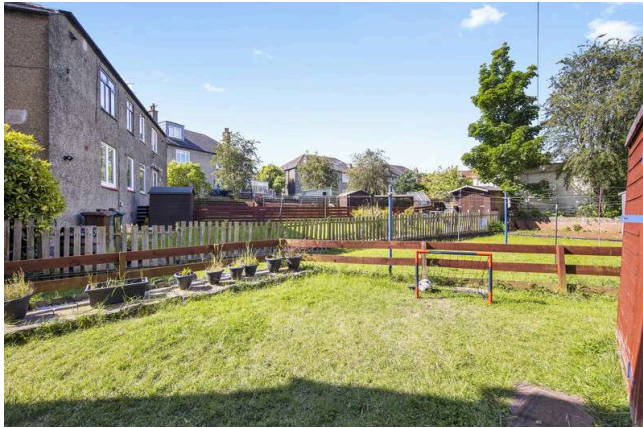
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



INCLUDED: TBC EPC: C

The subjects are located in the ever popular Saughton area of Edinburgh, which lies to the west of the City Centre. The flat is well positioned to take advantage of shops serving the local community, with additional shops and services to be found at nearby Gorgie or Corstorphine, whilst The Gyle shopping complex is also within easy reach. Sainsburys, Asda and Aldi all have stores in the surrounding area. Sports enthusiasts are well catered for, with Carrick Knowe Golf Course and Murrayfield Stadium in the vicinity, plus Saughton Public Park right across the road with its playing fields, athletics track and the biggest skate board park in Scotland. An efficient public transport network is on hand, including regular buses running to other parts of town and a tram stop at nearby Saughton which runs from the airport to St Andrew Square (soon to be continued to Newhaven). A short drive westwards allows access to the City Bypass and main motorway networks.





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. Made with Metropix ©2024