



SAUGHTON GARDENS

71/2 Saughton Gardens
BALGREEN | EDINBURGH | EH12 5TF


warners
solicitors & estate agents



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Well presented two-bedroom upper flat boasting a private garden situated in the popular residential area of Balgreen to the west of Edinburgh's city centre. This lovely property offers generous and bright accommodation throughout and is close to local amenities, tram and bus stops, and road links. The living room to the front of the property has space for seating and dining and leads through to the well-appointed modern fitted kitchen with integrated appliances. Both bedrooms are good sized doubles, one to the front with fitted wardrobes and one to the rear, and a stylish shower room with dual headed mains shower completes the accommodation. The property further benefits from gas central heating, double glazing and externally a private and shared garden to the rear as well as unrestricted on street parking.

- Well presented upper flat
- Popular location
- Bright living/dining room
- Well appointed modern fitted kitchen
- Two double bedrooms, one with fitted wardrobes
- Contemporary shower room
- Gas central heating
- Double glazing
- Private and shared rear gardens
- Unrestricted on street parking

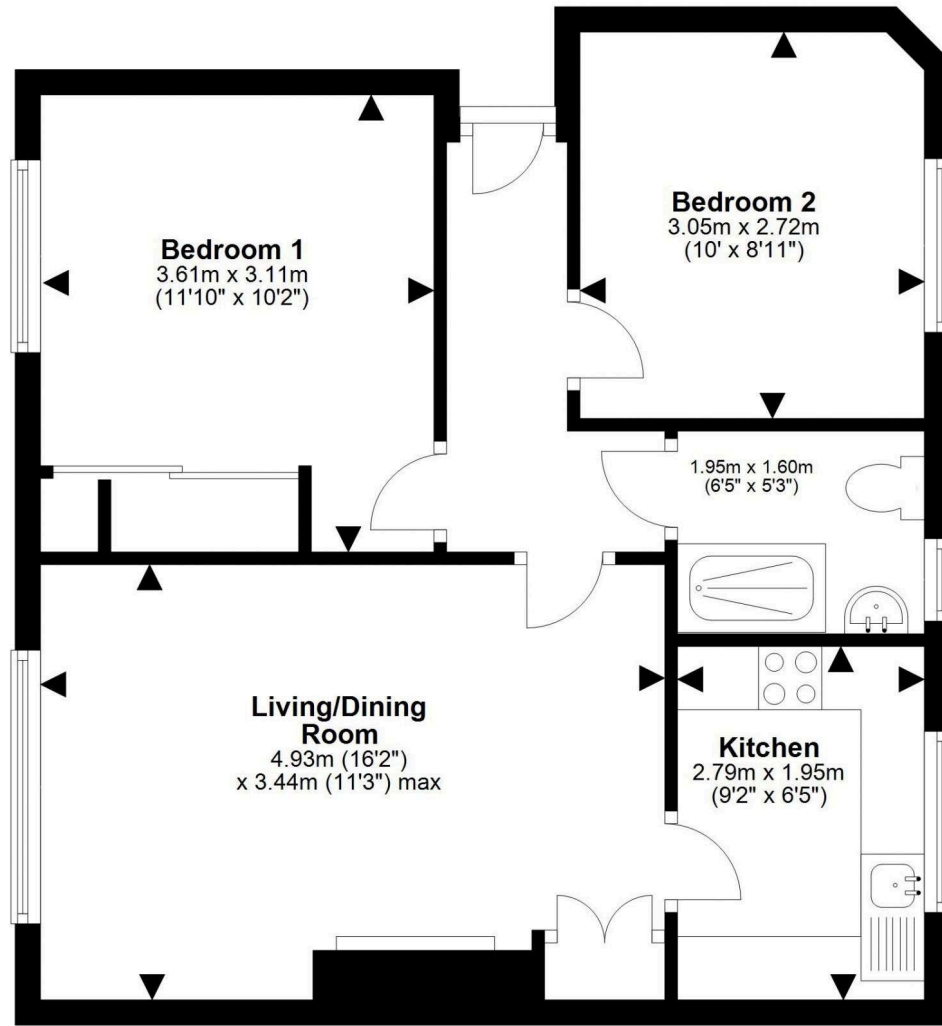
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances including washer/dryer & fridge freezer will be included in the sale, along with all blinds and curtains in both bedrooms and garden shed. EPC: C

Balgreen is a highly popular residential area situated just west of the city centre. Here, you will find a wealth of recreational facilities, good schooling, excellent transport links and numerous large leafy areas including Carrick Knowe Golf Club and Saughton Public Park. For tranquil walks and picnics, the nearby Corstorphine Hill Nature Reserve and the picturesque Water of Leith Walkway provide the perfect escape from hustle and bustle of the city. For those seeking something more energetic, Murrayfield Ice Rink, Murrayfield Rugby Stadium, Saughton Sports Complex and the Corn Exchange are all in close proximity. Schooling is well catered for from nursery to secondary level, including Balgreen Primary School and Tynecastle High School. Balgreen has a good range of local shops and services, which are supplemented with various branded stores and high-street outlets at The Gyle Shopping Centre. Balgreen tram stop is within strolling distance of the property, and offers fast and frequent links between the city centre and the airport. The area is also served by a dense network of buses and cycles routes for greener travel across the city.





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

