



8 Saughtonhall Gardens  
MURRAYFIELD | EDINBURGH | EH12 5RD

  
**warners**  
solicitors & estate agents





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Warners are delighted to present this charming three-bedroom detached bungalow, nestled within a peaceful cul-de-sac in the highly sought-after residential area of Saughtonhall, near Murrayfield. Enjoying picturesque views towards the Pentlands, this superb home boasts a secluded private rear garden, a single garage, and a mono-blocked driveway. While the property has been well-maintained, it now offers an excellent opportunity for modernisation to suit a buyer's personal style.

The welcoming entrance vestibule leads into a spacious hallway with a useful storage cupboard. A bright and airy living room, complete with a feature fireplace, provides a comfortable space to relax, with glazed doors opening into the generously sized conservatory that spans the full width of the property—an ideal spot to enjoy tranquil garden views. The well-appointed kitchen also provides direct access to the conservatory.

Two well-proportioned double bedrooms are located on the ground floor, one of which benefits from integrated storage, while a third double bedroom can be found on the upper level. A convenient shower room with a two-piece suite completes the internal accommodation.

Externally, the property offers a private front garden, while the expansive rear garden is fully enclosed for privacy. Featuring

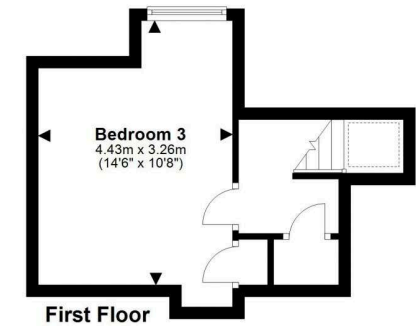
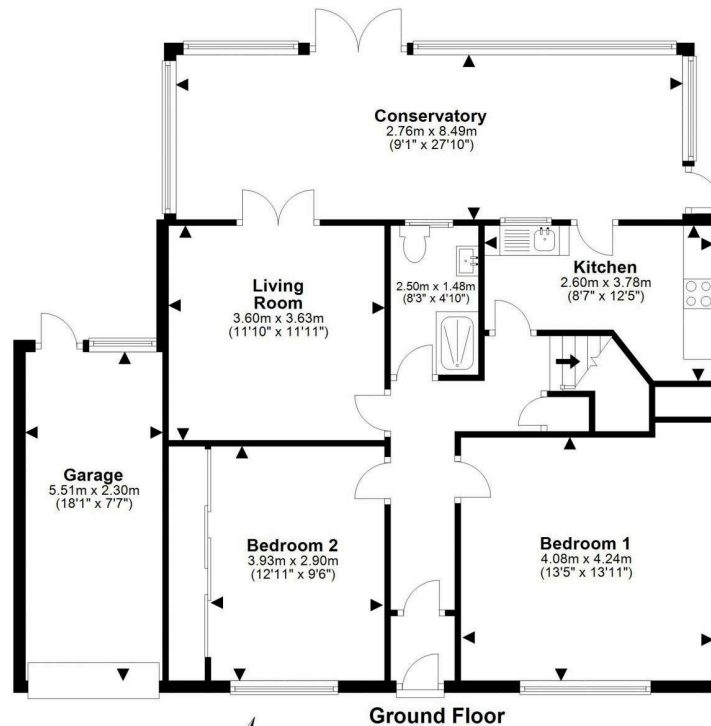
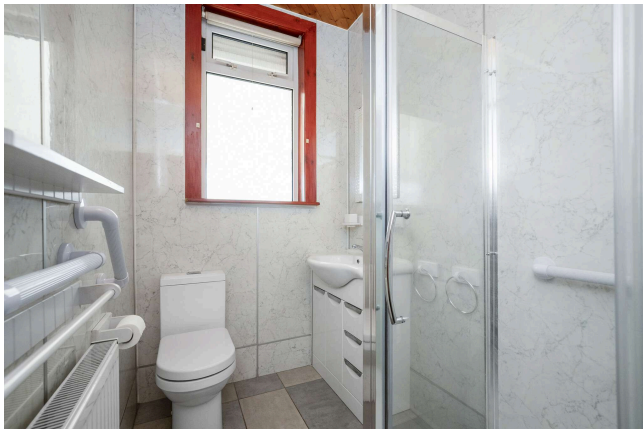
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





Property sold as seen. EPC: E CT: F

Murrayfield is a prestigious residential district of Edinburgh approximately one and a half miles west of the City Centre. The area is highly regarded for its leafy ambience and, its proximity to the home of Scottish rugby - Murrayfield Stadium. Excellent local amenities at nearby Roseburn cater for day-to-day needs with more comprehensive shopping facilities available at the Gyle Shopping Centre or Craigleith Retail Park. There is a choice of highly regarded schools from nursery to senior level. Leisure pursuits are well catered for with a number of well-known golf courses and Edinburgh Zoo. The city bypass and main motorway networks are also within easy reach.



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