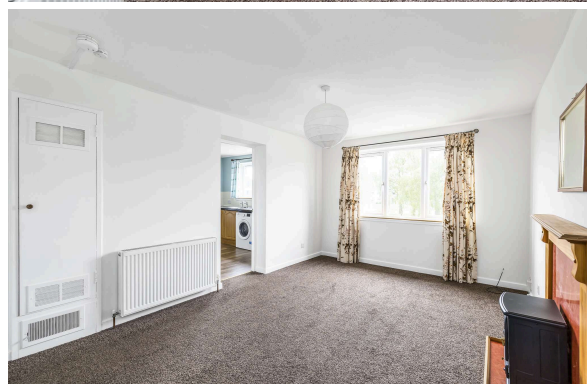




19/3 Saughton Mains Park  
SAUGHTON | EDINBURGH | EH11 3NQ

  
**warners**  
solicitors & estate agents





## 19/3 Saughton Mains Park

SAUGHTON | EDINBURGH | EH11 3NQ

Warners are delighted to present this generously proportioned first-floor flat, ideally located in a popular residential area close to excellent local amenities and convenient transport links. This well-maintained property offers an ideal opportunity for first-time buyers, professionals, or young families, and early viewing is highly recommended.

The accommodation briefly comprises a welcoming entrance hallway with excellent built-in storage/box room, a bright and spacious lounge/dining area, and a stylish fitted kitchen with an additional built-in storage cupboard. There are two well-proportioned double bedrooms and a bathroom featuring a modern white three-piece suite.

Additional features include gas central heating, double glazing, a secure entry system, and a private coal cellar providing valuable extra storage space.

The flat is set within well-maintained communal grounds, and ample on-street parking is readily available.

- Spacious first-floor flat in a popular residential area
- Bright lounge/dining area with generous proportions
- Two well-sized double bedrooms and modern bathroom
- Stylish fitted kitchen with built-in storage
- Gas central heating & double glazing throughout
- Secure entry system & private coal cellar for added storage
- Energy Rating C.
- Council Tax Band A.

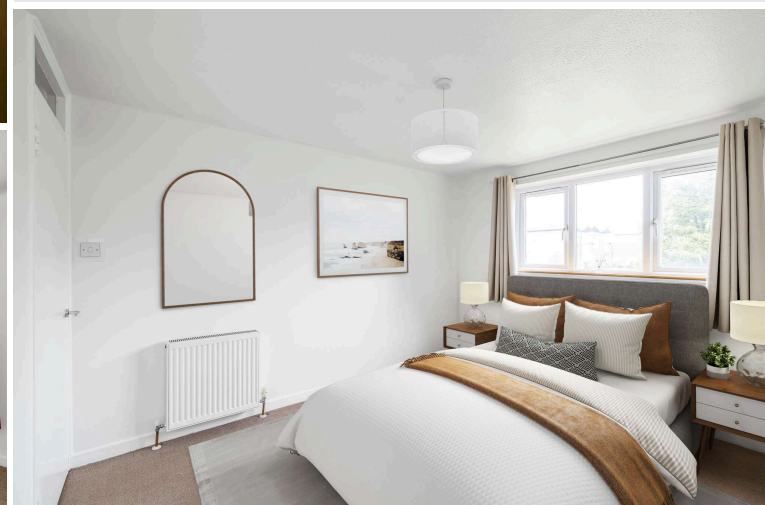
All curtains and white goods to be included in the sale.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

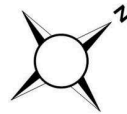
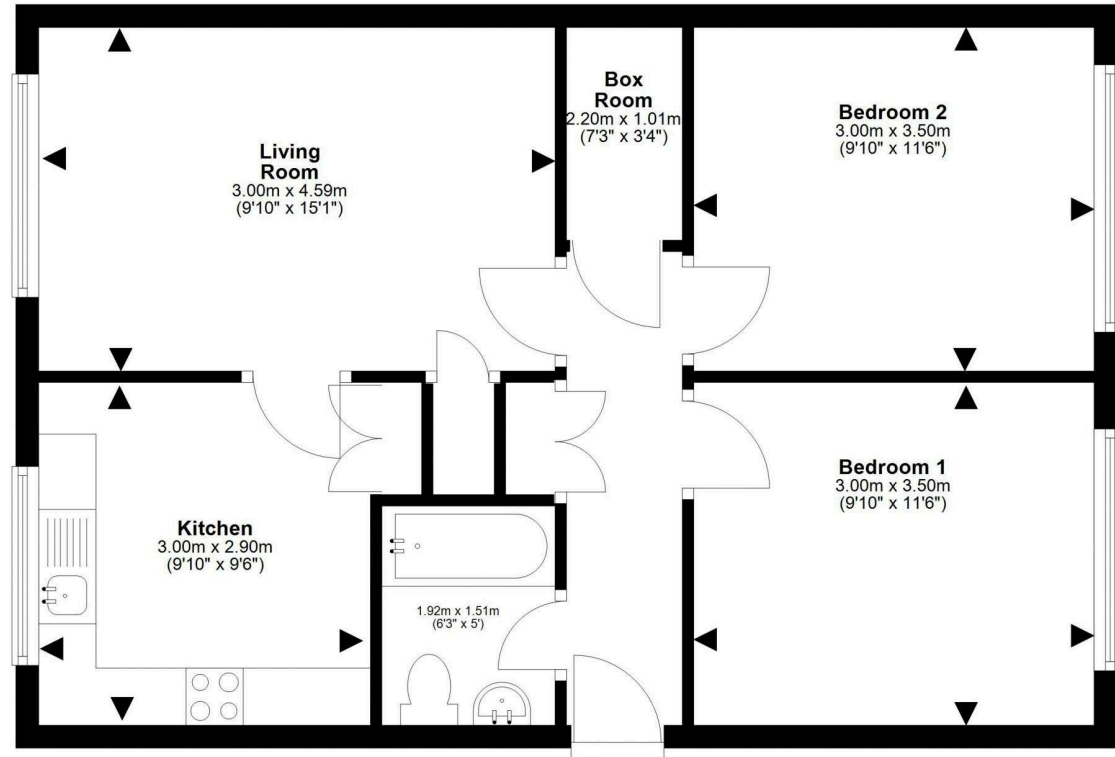
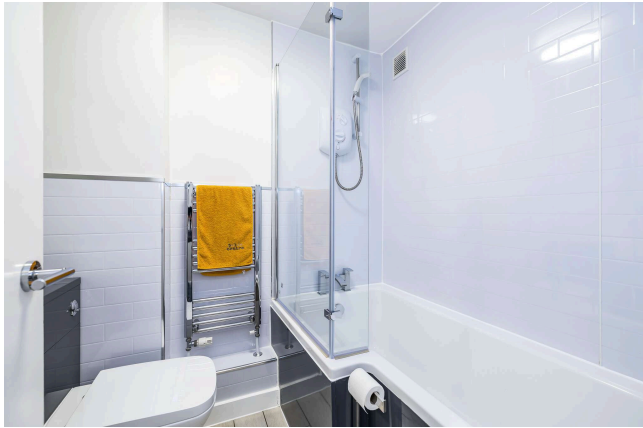
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 trams from the nearby Saughton tram stop, which run from the airport to Newhaven. A short drive westwards allows access to the City Bypass and main motorway networks.







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.