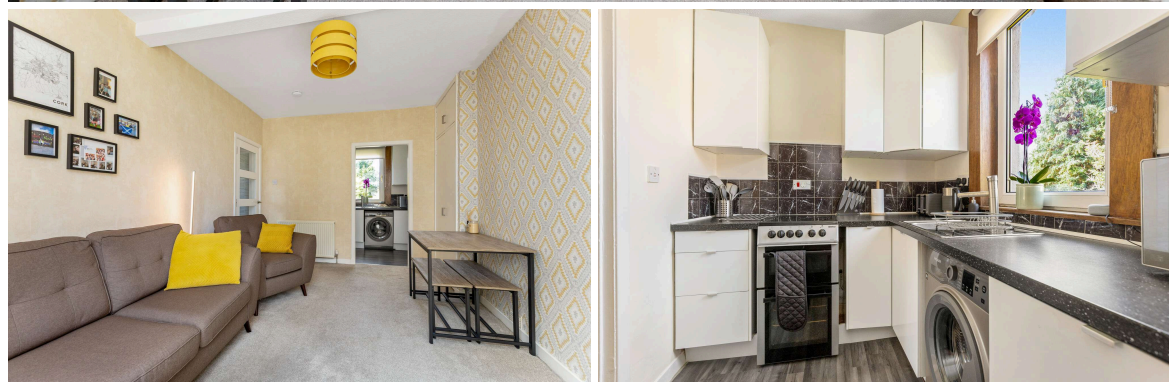




64/2 Saughton Gardens  
BALGREEN | EDINBURGH | EH12 5TE

  
**warners**  
solicitors & estate agents



## 64/2 Saughton Gardens

BALGREEN | EDINBURGH | EH12 5TE

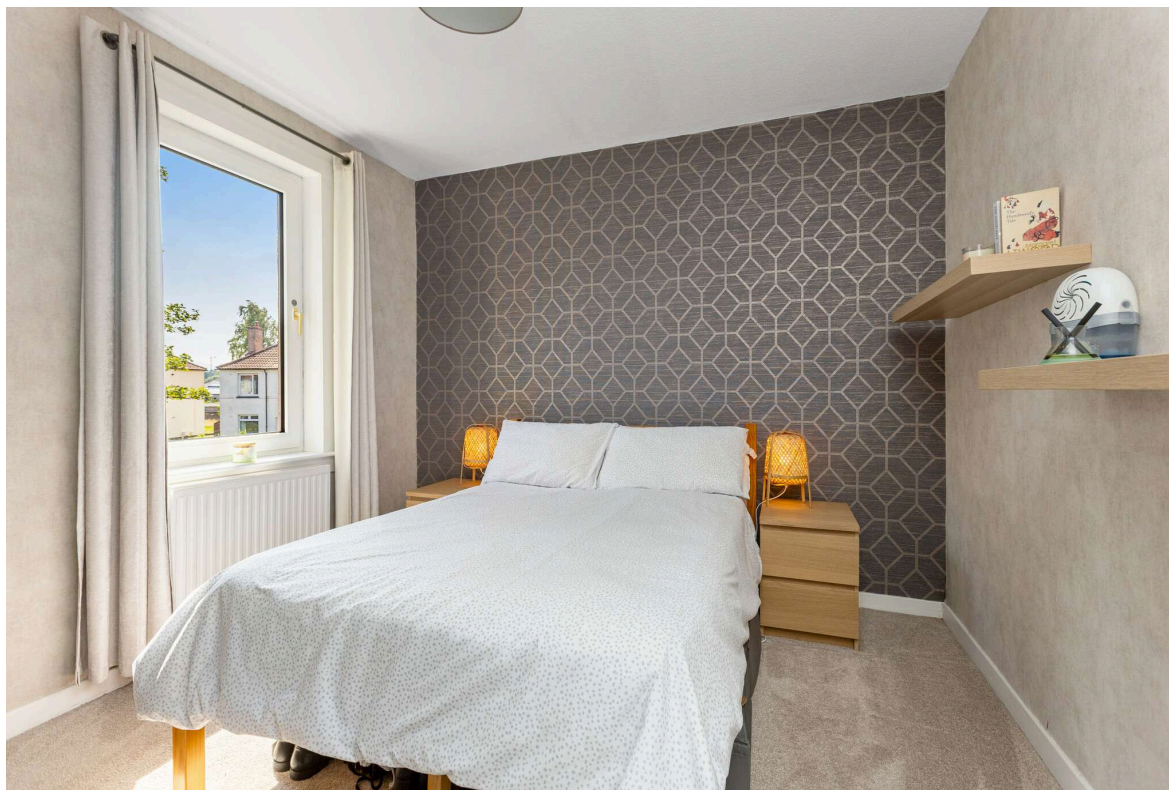
Set on a quiet street, moments from excellent amenities, vast open green spaces and quick transport links is this immaculately presented upper villa. Enjoying pleasant leafy views, forming one in a block of only four properties benefiting from its own lovely private garden and located in a popular and convenient residential area this particularly appealing upper flat represents an ideal purchase in a tranquil, yet well-connected location.

The living room features a large predominantly south facing twin window which ensures an abundance of natural light and there is ample space to accommodate dining facilities with ease. The contemporary kitchen to the rear of the property enjoys attractive units. Both bedrooms are comfortable doubles and the accommodation is completed by a stylish shower room. Further benefits include gas central heating, double glazing, a communal drying green and unrestricted on street parking

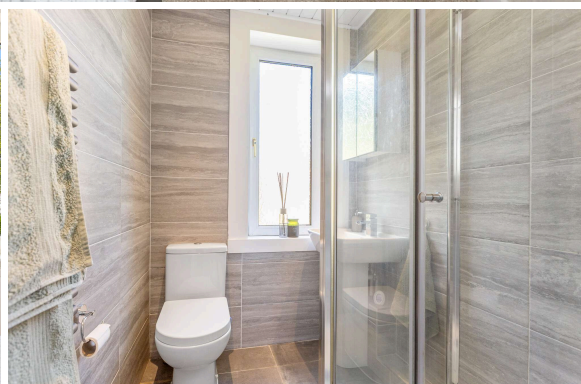
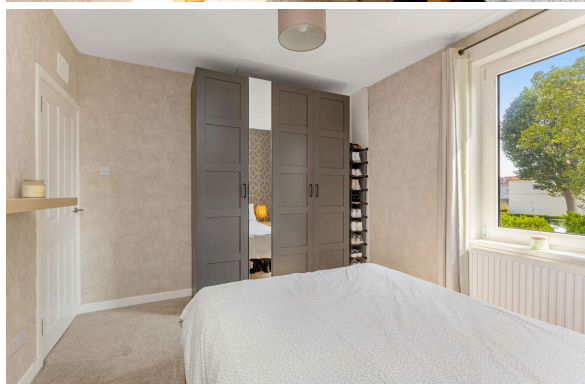
- Upper villa in well-connected location
- Private garden, double glazing and gas central heating
- Welcoming hallway
- Bright twin windowed lounge
- Contemporary kitchen
- Two large double bedrooms
- Stylish shower room

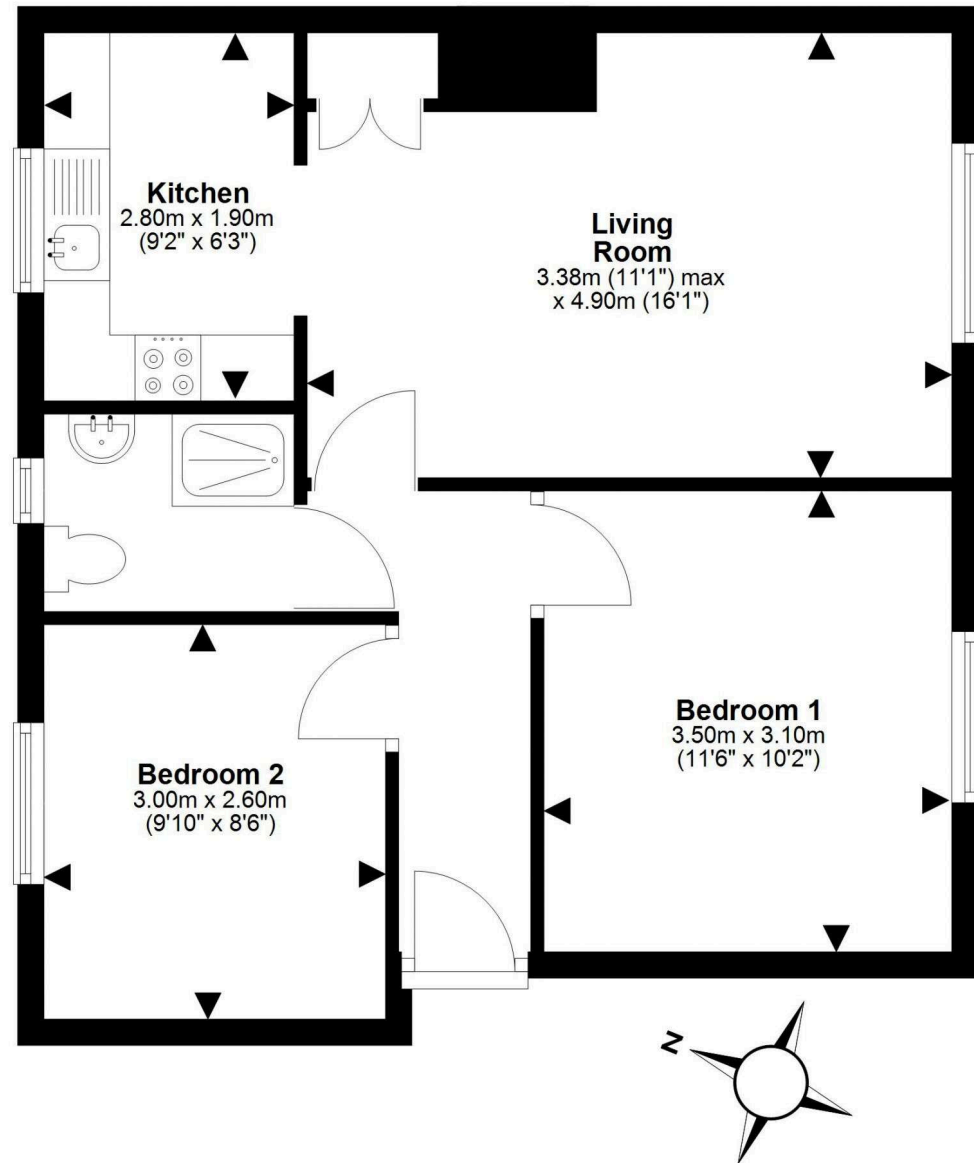
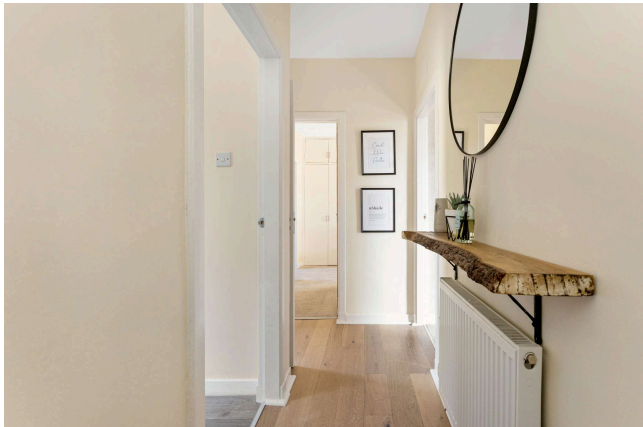
Included: all curtains & blinds, oven, washing machine, and fridge freezer | EPC: C | CT: C | Factoring: none

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



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.





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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc