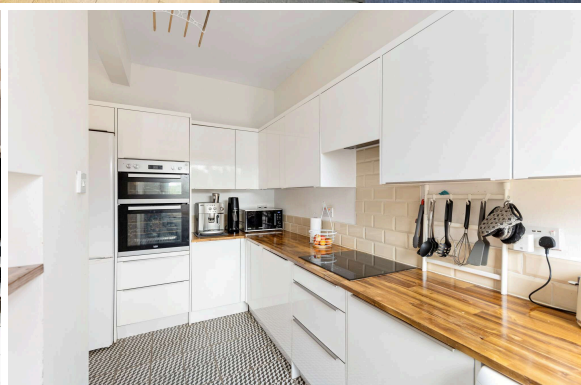




63 Saughtonhall Drive
SAUGHTONHALL | EDINBURGH | EH12 5TR

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63 Saughtonhall Drive

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Beautifully presented three-bedroom terraced home boasting a well-maintained, private rear garden, situated in the popular Saughtonhall district of Edinburgh, west of the city centre.

This charming home has been tastefully decorated throughout and offering well-planned and flexible accommodation over two levels. On the ground floor, the living room to the front of the property is flooded with an abundance of natural light. The well-sized kitchen/dining room creates a great space for entertaining guests or relaxing with family. From here French doors open out to the private rear garden which incorporates a patio area, making it ideal for enjoying the best of the summer sun.

Upstairs, all three bedrooms are of a good size, with each room having the flexibility to be alternatively employed as a home office, study or gym, giving the property a good degree of flexibility. A family bathroom completes the internal accommodation.

Holding immense appeal for those looking for a family home, and conveniently located to offer access to public transport links, early viewing is highly recommended.

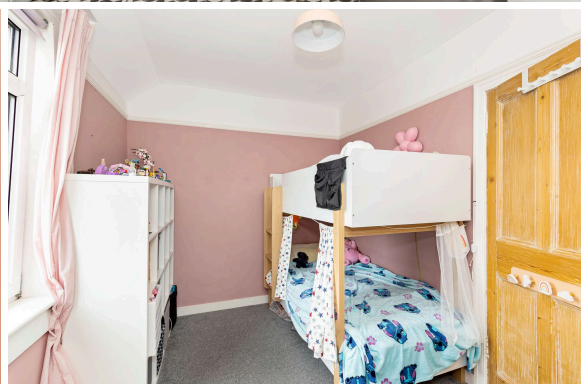
- Three-bedroom terraced home
- Popular residential location
- Ample storage throughout including floored attic with Ramsey Ladder
- Easy access to public transport links
- Living room
- Kitchen/dining room
- Three bedrooms
- Bathroom
- Rear garden
- Driveway

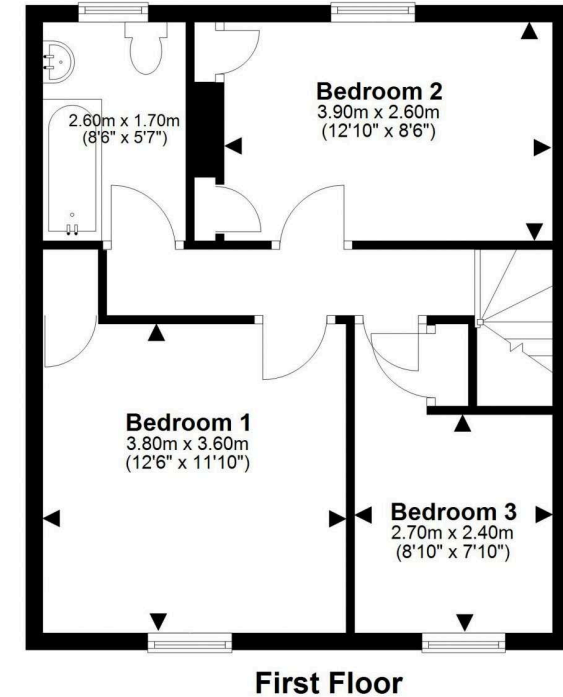
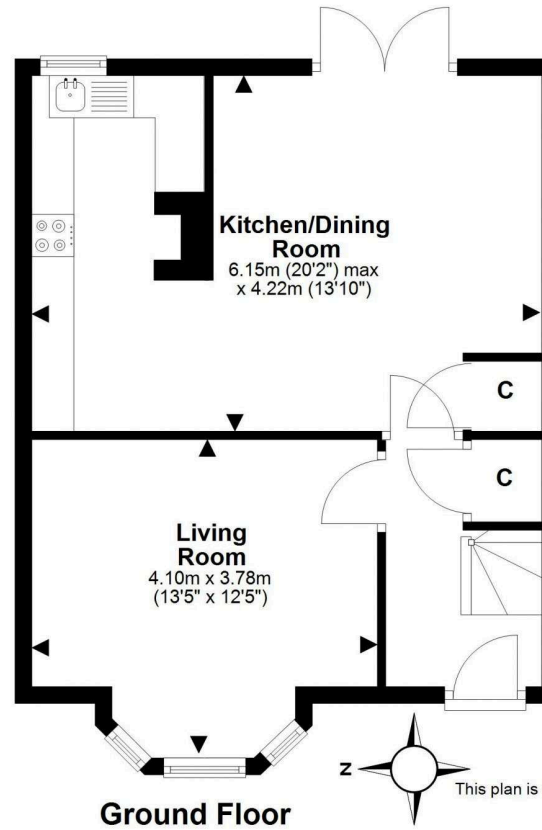
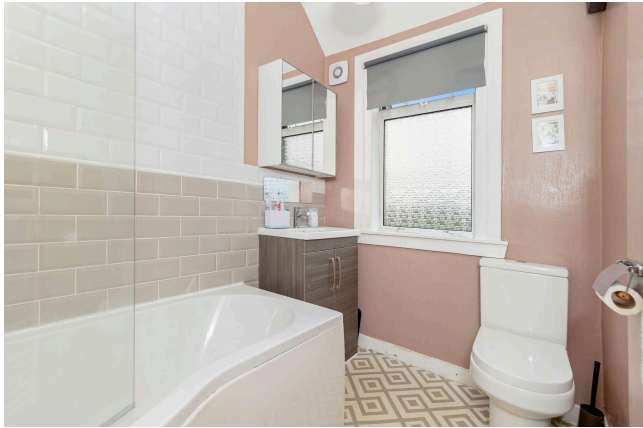
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances are included in the sale of the property along with all roller blinds. Other items such as kitchen pulley, TV unit, wardrobe and outside storage may be available with separate negotiation. EPC: C CT: E

The subjects are located in the popular Saughtonhall area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. An alternative choice is available at the Gyle Shopping Centre, whilst Hermiston Gait is just a little further afield. Heading in an easterly direction, the city centre itself can be accessed by car in as little as ten to fifteen minutes, depending upon traffic. Leisurewise the choice is excellent and includes established clubs and organisation which cater for both adults and children alike, a private Health and Sports Club, Edinburgh Zoo and Murrayfield Ice Rink and Rugby Stadium. Schooling is well represented from nursery to senior level, falling in the catchment for Roseburn and Craigmount. An efficient public transport network operates to most parts of the town and surrounding areas. 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.