



48/3 Saughton Road, Edinburgh, EH11 3NE

Description

Bright and spacious two-bedroom first floor flat, located in the popular Saughton area, to the west of Edinburgh city centre. It is well situated for the tram, making it an ideal base for commuting to the Gyle, Airport or City Centre. The property has gas central heating and double glazing.

The accommodation comprises:

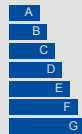
- Entrance hall with two storage cupboards and further deep walk-in cupboard
- Generous living room windows to the front with bright south-westerly aspect
- Fitted kitchen with a range of oak style units, laminate worktops with inset stainless steel sink and gas cooker
- Bathroom fitted with a wash basin with vanity unit, WC and large shower enclosure
- Two good sized rear facing double bedrooms



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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Outside and Gardens

There is an external storage cupboard, a shared drying area in the communal stairs and communal gardens surround the property. The parking nearby is unrestricted.

Location

Saughton Mains lies approximately three miles to the west of the city centre. There is an excellent bus service to the City Centre and it is conveniently located for the tram line. There are local shops at Stenhouse Cross including a Tesco Mini, butchers and Chinese Takeaway within walking distance of the property and further more extensive shopping can be found nearby at the Gyle Shopping Centre, Sainsburys at Longstone and Asda at Chessier. The property is in the catchment area for Stenhouse Primary school and Tynecastle high school. Recreational facilities nearby include Carrick Knowe Golf Course and Saughton Park.

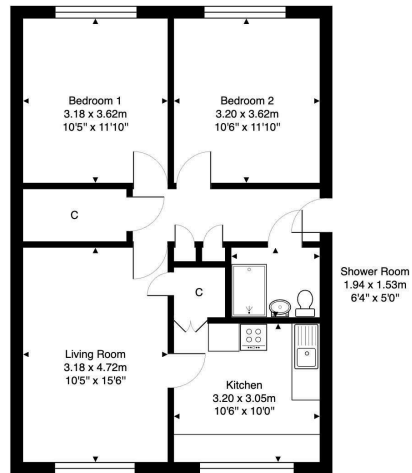
Extras

The fixed floor coverings, curtains, light fittings and the gas cooker are included in the sale.

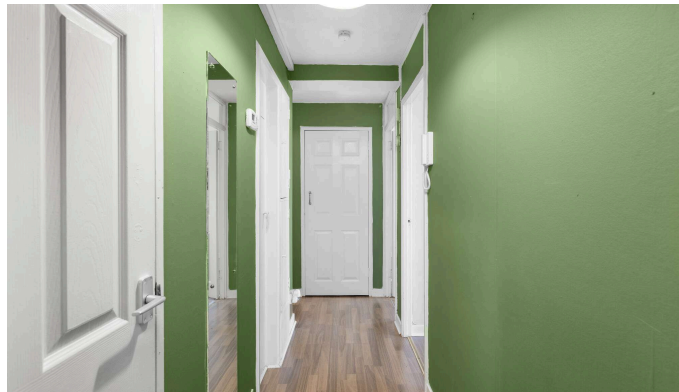
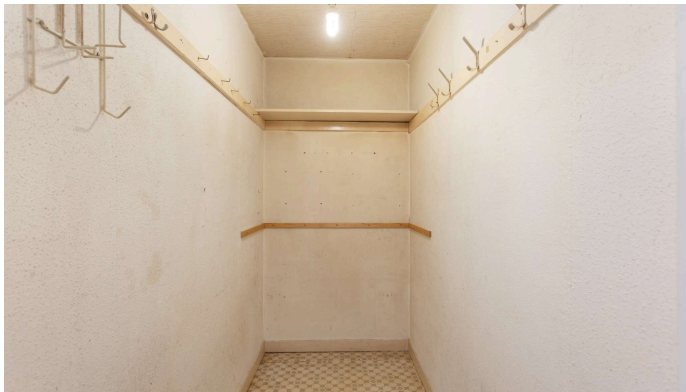
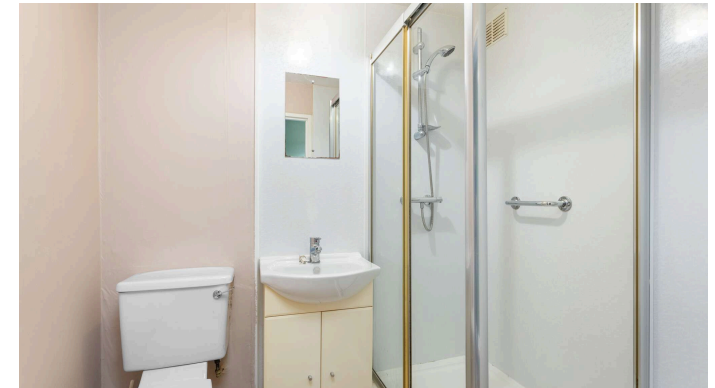
Council Tax - Band A



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Total Area: 63.7 m² ... 685 ft²
All measurements are approximate and for display purposes only.



DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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