

campbell
smith

7 Saughton Loan,
Edinburgh,
EH12 5SZ



- Excellent contemporary styled main door flat
- Move in condition
- Ideally placed for easy access to city centre
- Sitting room
- Stylish kitchen with white goods
- 2 double bedrooms
- Attractive shower room with dual shower
- Gas central heating
- Double glazing
- Private gardens & shared drying green

Offers Over : £190,000









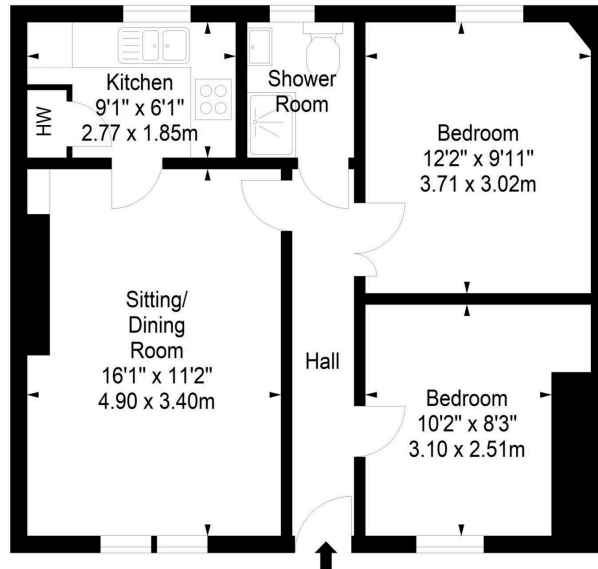




**Saughton Loan,
Edinburgh,
Midlothian, EH12 5SZ**



Approx. Gross Internal Area
556 Sq Ft - 51.65 Sq M
For identification only. Not to scale.
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Ground Floor



21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk



Extras

The fitted carpets, white goods & furniture in bedroom 1 are included. No warranty is given regarding the services, systems or any appliances



Buses

Western Terrace - 12, 26, 31, 100 Airlink, N18, N26, X12, X18, X19, X38, X39



Shops

Western Corner, Scotmid on Saughtonhall Drive



Schools

Balgreen PS, St Anderw's Fox Covert RC PS, Tynecastle High, St Augustine's RC HS



Parking

On street



Council Tax Band - C



EPC - C



Factor

None



Viewing

Telephone Campbell Smith on 0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.