

campbell  
smith

108 Saughton Mains  
Gardens,  
Edinburgh,  
EH11 3PZ



- Modern semi detached villa
- Ideal family accommodation
- Sitting/dining room
- Stylish kitchen
- Downstairs wc
- 3 bedrooms – 2 with built-in wardrobes
- Attractive shower room
- GCH/DG
- Front garden with driveway
- Enclosed rear garden

Offers Over : £270,000





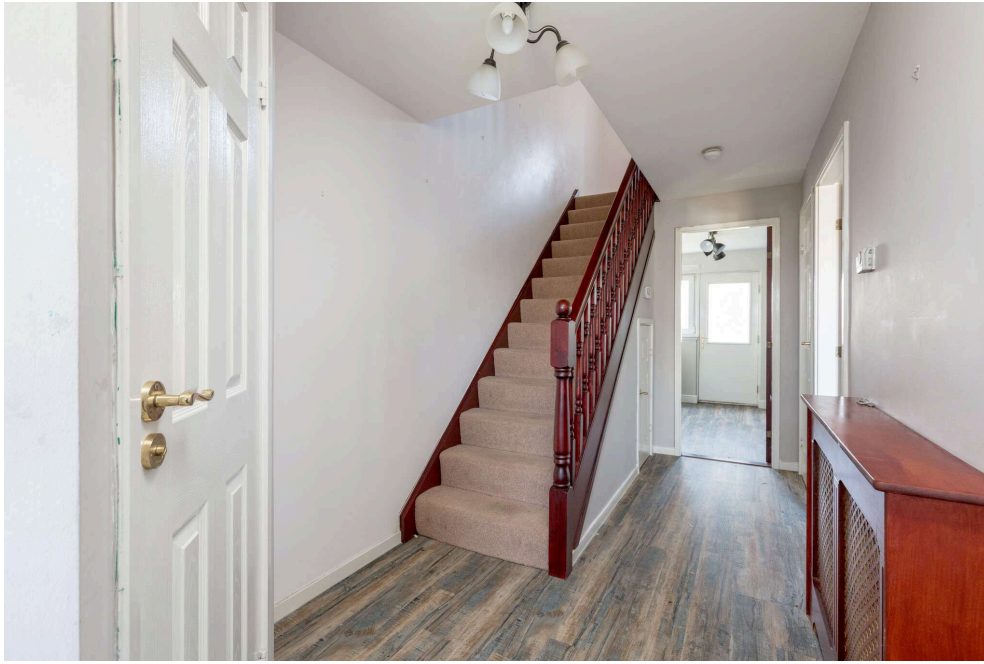
















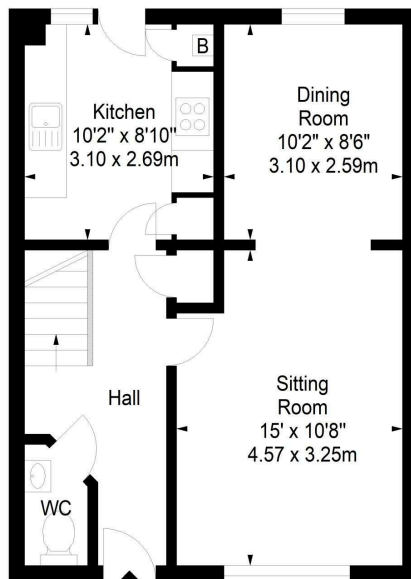
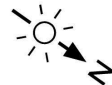




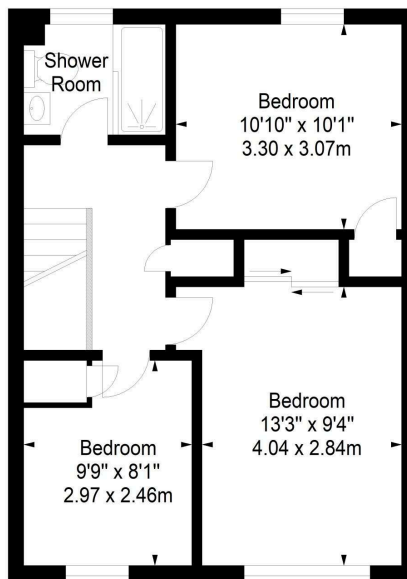
Saughton Mains Gardens,  
Edinburgh,  
Midlothian, EH11 3PZ



Approx. Gross Internal Area  
928 Sq Ft - 86.21 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor



#### Extras

The fitted carpets, blinds, curtains and the kitchen white goods are included. No warranty is given regarding the systems or any appliances



#### Buses

Stenhouse Drive - 1, 2, 22, N22, X22 plus the tram halt at Saughton



#### Shops

Stenhouse Place East inc Tesco Express, Stenhouse Cross



#### Schools

Stenhouse PS, St Joseph's RC PS, Tynecastle HS, St Augustine's RC HS



#### Parking

Driveway



Council Tax Band - E



EPC C



#### Factor

Ross & Liddell, approx. £13 pm, TBC



#### 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.

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