







## Welcome

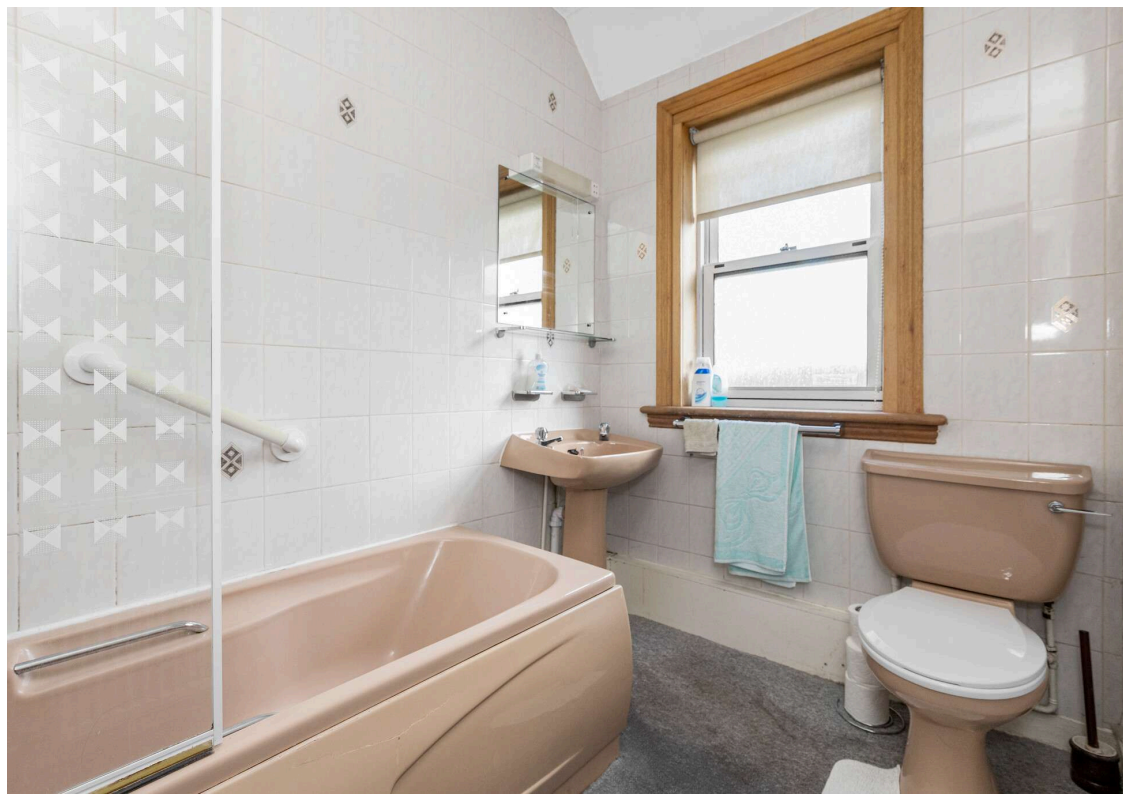
Welcome to Saughtonhall Drive, set within the popular and sought-after area of Murrayfield, one of Edinburgh's prestigious residential locations. This bright and well-proportioned three bedroom terraced property offers comfortable family living with private gardens to both the front and rear. The property is well placed to take advantage of local amenities, schooling and swift transport links. Ideally suited to professionals, families, or buy-to-let investors, the property combines generous internal accommodation with excellent outside space. Presented to the market in good order throughout, we would recommend an early viewing.

### Features

- Reception hallway
- Living room with a rear facing aspect
- Dining room front facing
- Kitchen set to the rear with direct access to the garden
- Three bedrooms
- Bathroom comprising WC, wash hand basin and bath
- Attic storage, floored and accessed via a fixed ladder
- Gas central heating
- Double glazing
- Private gardens to front & rear











## Murrayfield

Murrayfield is renowned as one of the capital's most exclusive residential areas. It's hard to believe this leafy location is less than two miles from the bustling city centre. A range of shops, delis, restaurants and pubs can be found in nearby Roseburn, whilst Edinburgh's West End with its fashionable bars and boutiques is also close by. Set beside the picturesque Roseburn Park and Saughton Park, Murrayfield Stadium is home to the nation's rugby team, whilst the area also benefits from a tennis club and prestigious golf courses. Due to its westerly position, Murrayfield is conveniently placed for swift access to Haymarket train station and the tramline offering speedy services to Edinburgh Airport. The Edinburgh City Bypass and M8/M9 motorway network is also within easy reach.

## Extras

Included in the sale are all fitted floor coverings, light fittings and white goods, where applicable, along with any additional items the seller may wish to include, subject to negotiation.







# Get in touch

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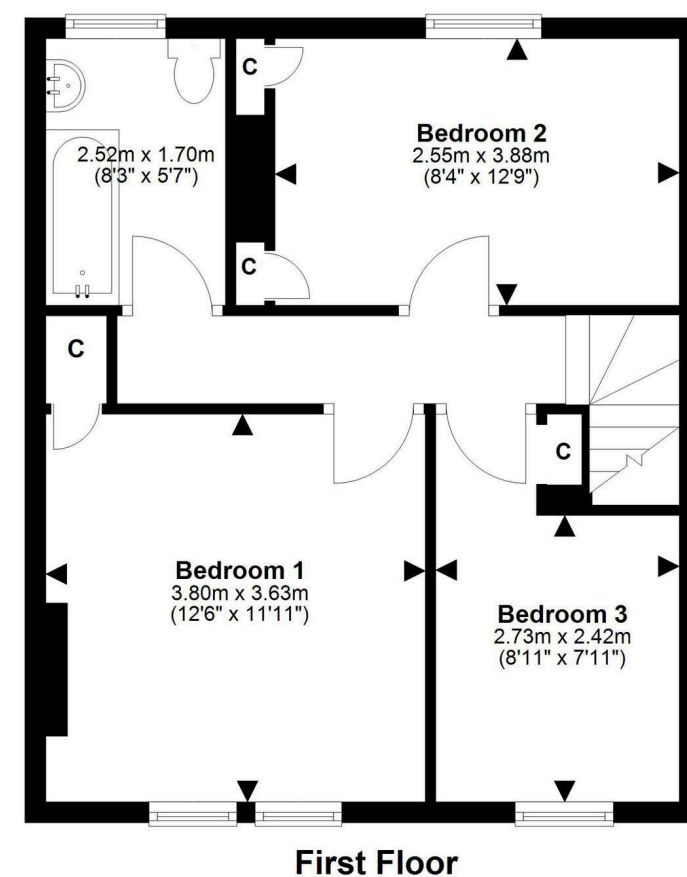
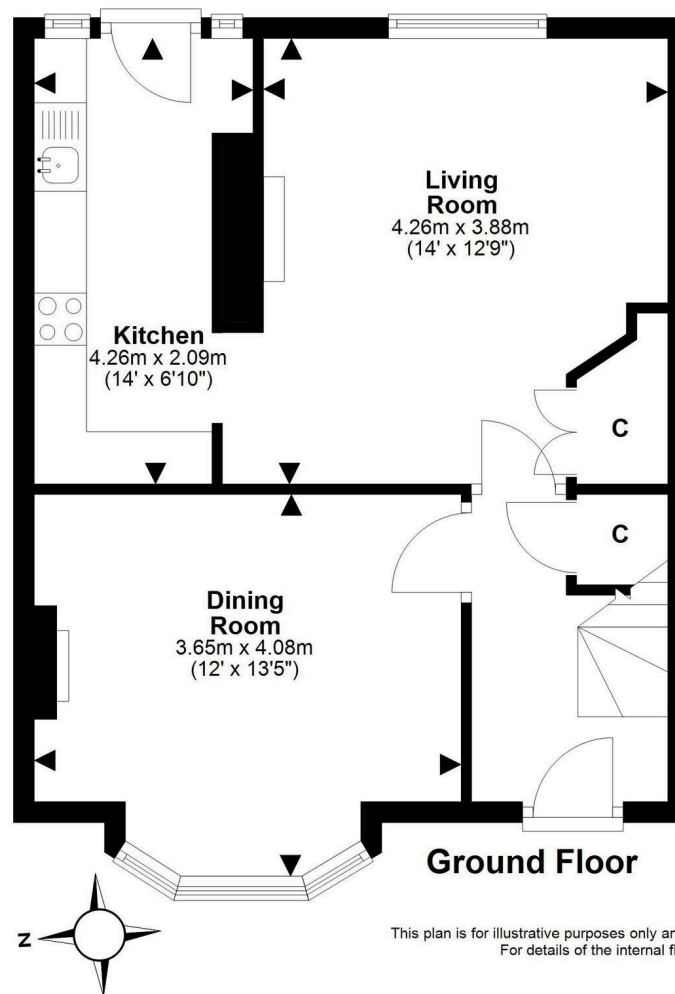
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.