



Solicitors & Estate Agents



8/4 Saughton Mains Street

Saughton | Edinburgh | EH11 3HH

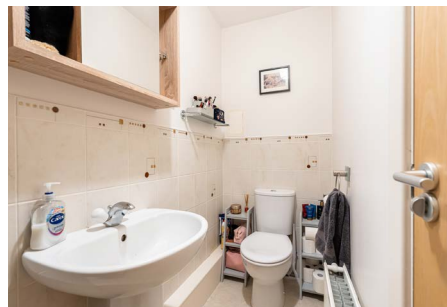
This beautifully presented first-floor apartment forms part of a modern, factored development and would make an excellent purchase for a first-time buyer, professional couple or buy-to-let investor. A particular highlight is the property's private balcony space, with both south and west-facing aspects, providing excellent natural light and an attractive outdoor area to enjoy throughout the day.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Unallocated Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - C



Description

The welcoming entrance hallway provides access to the accommodation and benefits from excellent built-in storage, helping to keep the living spaces uncluttered. The bright and spacious reception room is tastefully presented and offers excellent flexibility for both comfortable lounge and dining configurations. Floor-to-ceiling glazed doors provide direct access to the private balconies, with the south-facing and west-facing aspects creating a particularly light and airy environment. The contemporary fitted kitchen is well equipped with a good range of sleek wall and base-mounted units, complemented by tiled splashback areas and space for a range of freestanding white goods. The principal bedroom is a generous double, enjoying a desirable south-facing aspect, built-in wardrobes and the added convenience of a modern en-suite shower room. The second bedroom is also a well-proportioned double room and benefits from built-in wardrobe storage. Completing the accommodation is a modern three-piece bathroom comprising a WC, wash hand basin set within useful vanity storage and a bath with shower over. The room is partially tiled for ease of maintenance.



The development upkeep is maintained by the factor Spiers Gumley at an approx. cost of £118 per month

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, residents benefit from well-maintained communal grounds, including attractive lawns and established shrubbery. There are also unallocated parking bays within the development, providing convenient off-street parking for residents and visitors.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Saughton Mains Street is ideally positioned within the popular residential area of Saughton, to the west of Edinburgh city centre. The property benefits from a well-established range of local amenities, excellent transport links and easy access to some of the city's key employment, leisure and recreational destinations. variety of shops, supermarkets, cafés and everyday amenities can be found within the surrounding area, while nearby Corstorphine and Murrayfield provide an even wider selection of retail, dining and leisure options. The property is also conveniently located for access to Edinburgh Napier University and Edinburgh Zoo, with the city centre readily accessible by both public transport and road.

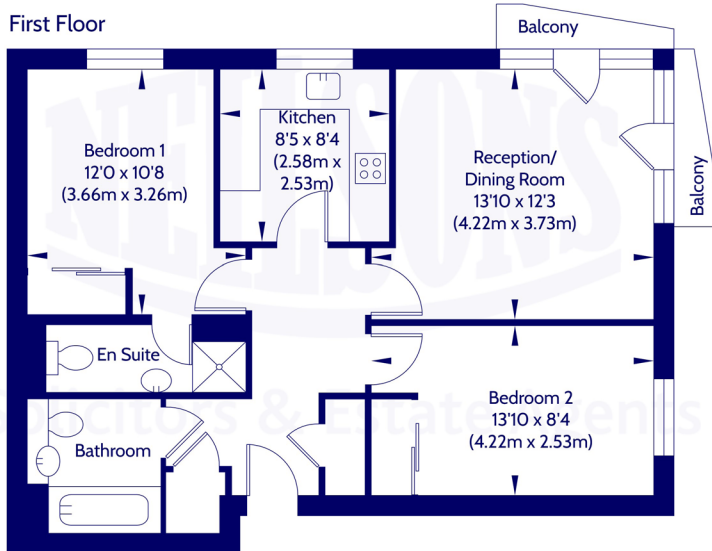
There are excellent transport connections close by, with regular bus services providing straightforward access into Edinburgh city centre and surrounding areas. The nearby City Bypass also offers convenient connections to Edinburgh Airport, the wider motorway network and destinations across central Scotland.

For those who enjoy outdoor space, Saughton Park is close by and provides attractive landscaped gardens, recreational areas and walking routes. The surrounding area also offers a number of parks and green spaces, making the location particularly appealing to a range of buyers. verall, the property occupies a convenient and well-connected position, combining the benefits of established local amenities with straightforward access to Edinburgh city centre and beyond.



Approx. Gross Internal Floor Area 61 Sq M / 653 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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