



11 Saughtonhall Drive, Edinburgh, EH125TW

Edwardian stone-fronted, two-bedroom upper villa with a private entrance and gardens, ideally positioned on the western edge of Murrayfield, within easy reach of the city centre. The property benefits from excellent public transport links, including multiple bus routes and a tram stop approximately a 5–10 minute walk away. It retains a wealth of original period features and has been well maintained throughout. It also has gas central heating and double glazing.

The accommodation comprises:

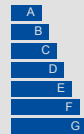
- Entrance hall with staircase leading to the first-floor landing
- Spacious bay-windowed sitting room featuring decorative corning, picture rail, and a gas fire with oak surround (not currently in working order)
- Front-facing double bedroom with excellent built-in storage
- Second double bedroom
- Shower room with WC, wash hand basin set within a vanity unit, contemporary wall panelling, and a large shower enclosure
- Dining/family room with deep storage cupboard and traditional Edinburgh press
- Fitted kitchen with a range of oak-style units, laminate marble-effect worktops, and appliances including a gas hob with extractor hood, double electric oven, washing machine, and fridge freezer
- Direct access to the rear garden via a rear staircase



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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EPC RATING
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Location

Saughtonhall Drive is situated in the sought-after Saughtonhall area of West Edinburgh adjacent to Murrayfield and a short drive from the city centre and the City Bypass. A wide range of amenities are available nearby, including local shops and larger supermarkets such as Scotmid, Sainsbury's at Westfield Road, ASDA, Aldi, and Marks & Spencer Food at Chesser. The property is also conveniently located for the retail parks at The Gyle and Hermiston Gait.

Well-regarded schooling for all age groups is easily accessible, with the property falling within the catchment areas for Roseburn Primary School, Fox Covert RC Primary School, Craigmount High School, and St Augustine's RC High School. Regular bus services operate nearby, and a tram stop is within walking distance, providing swift access to the city centre and beyond.

Outside & Gardens

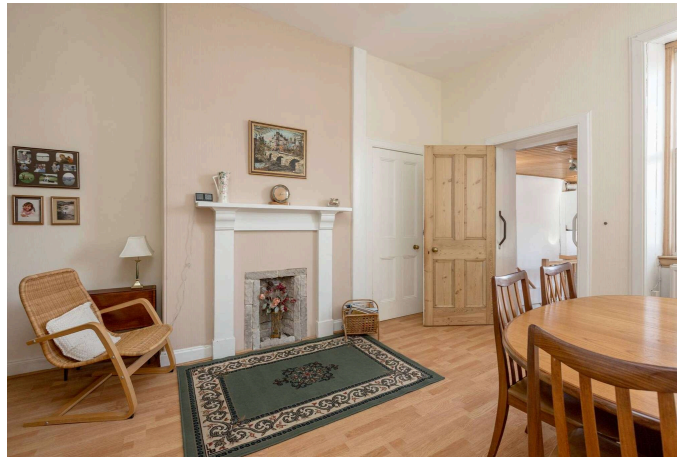
The rear garden is attractively landscaped and generally east-facing, featuring a lawn, a paved patio area, and borders with mature planting. Unrestricted on-street parking is available nearby.

Extras

All fitted floor coverings, curtains, blinds, light fittings, and kitchen appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



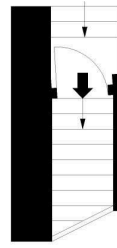
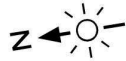




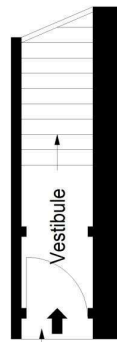
Saughtonhall Drive,
Edinburgh,
Midlothian, EH12 5TW



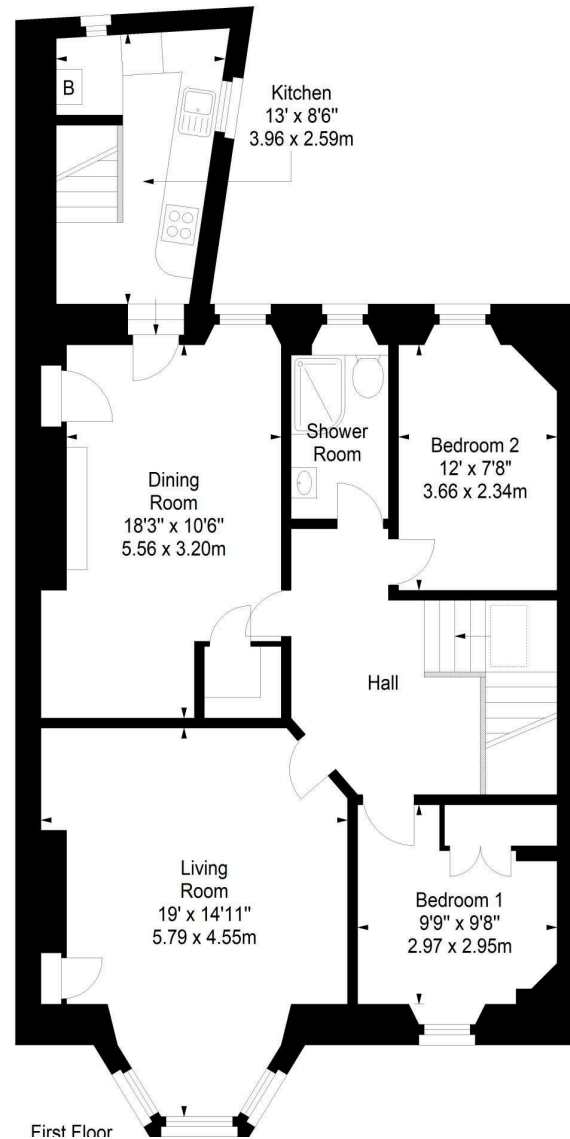
Approx. Gross Internal Area
1042 Sq Ft - 96.80 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor
Entrances



Ground Floor
Entrances



DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035
E: property@dmdpartnership.co.uk
T: 0131 316 4666

www.dmdlaw.co.uk

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