



11/5 Saughton Mains Street
SAUGHTON | EDINBURGH | EH11 3HG


warners
solicitors & estate agents



11/5 Saughton Mains Street

SAUGHTON | EDINBURGH | EH11 3HG

Well presented top floor flat nicely fitted out with stylish modern fittings, in a great location for easy access to a choice of local amenities, transport links and Napier University at Sighthill.

This is an excellent first time purchase for a single person or couple offering a light and spacious interior with good storage facilities. Ample free floor space is provided within the public room for both relaxation and dining. Pale grey gloss units, glass fronted cabinets and eye-catching rustic tiled splash-backs feature within the kitchen and the shower-room has a modern white suite and full height wetwalling for ease of maintenance. Completing the accommodation are two double sized bedrooms. Lying to the rear of the building is a section of fully enclosed garden ground belonging to this property.

- Excellent starter home
- Entrance hall/cupboard
- Living/dining room
- Contemporary style fitted kitchen
- Two double bedrooms
- Fully wetwalled shower-room/mixer shower
- Gas central heating
- Double glazing
- Security entryphone system
- Part floored loft space
- Private store in communal stair
- Private area of garden to rear
- Free on-street parking
- Easy access to buses and trams

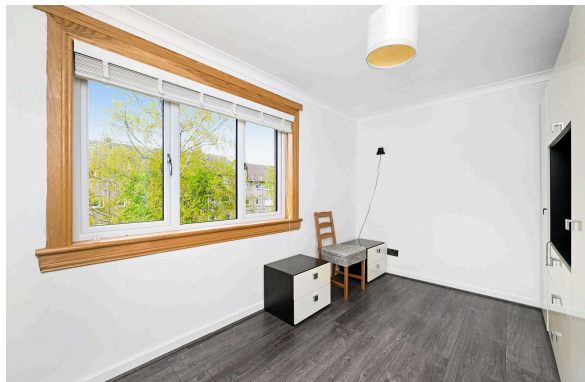
Council Tax Band A, EPC rating C.

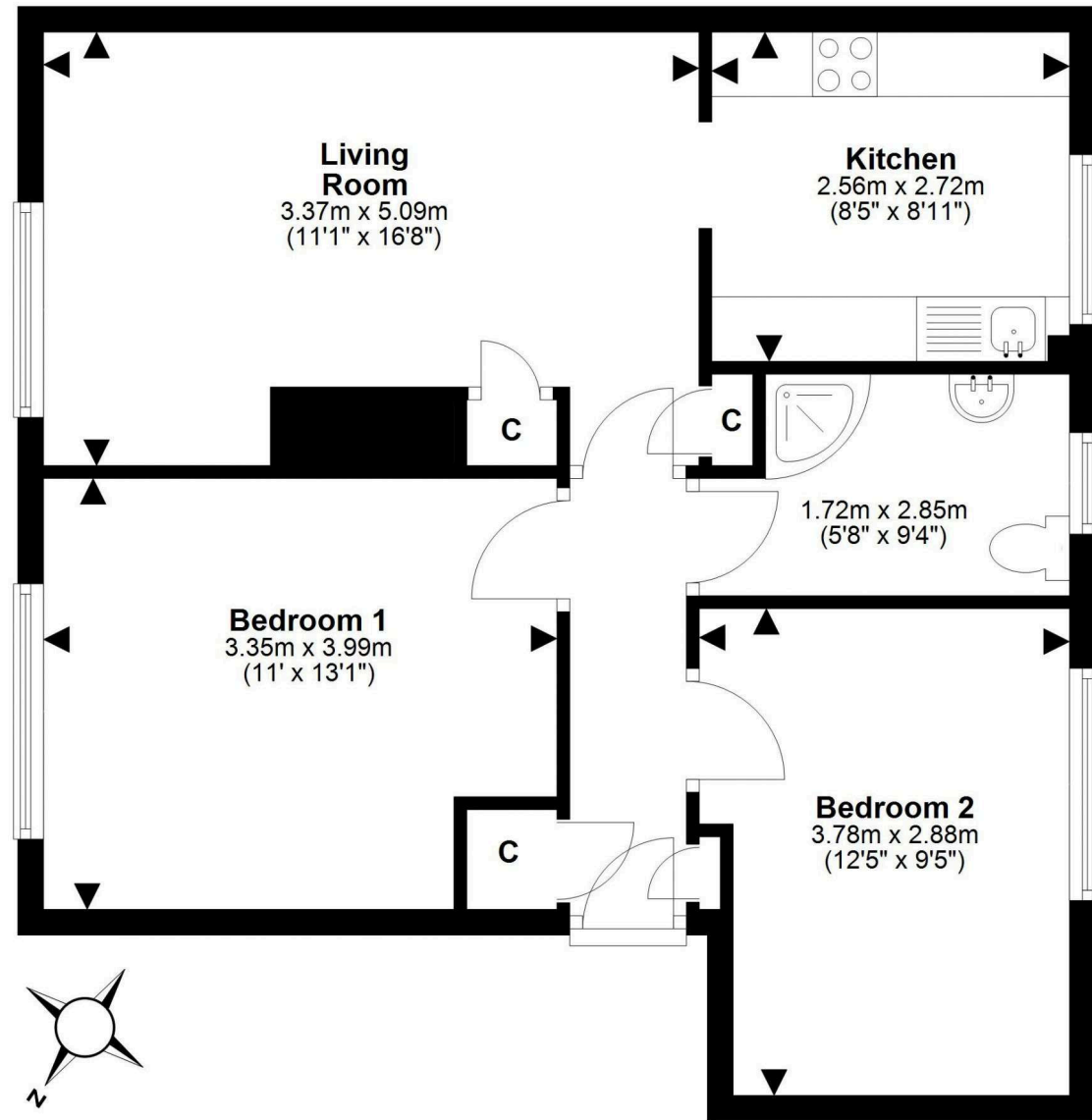
Extras to include: Fridge freezer, washing machine and tumble dryer. Dining table and sofa. Wardrobe and two sets of drawers in second bedroom. All blinds, fixtures and fittings.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the ever popular Saughton area of Edinburgh, which lies to the west of the City Centre. The flat is well positioned to take advantage of shops serving the local community, with additional shops and services to be found at nearby Gorgie or Corstorphine, whilst The Gyle shopping complex is also within easy reach. Sainsburys, Asda and Aldi all have stores in the surrounding area. Sports enthusiasts are well catered for, with Carrick Knowe Golf Course and Murrayfield Stadium in the vicinity, plus Saughton Public Park nearby with its playing fields, athletics track and one of the biggest skate board parks in Scotland. An efficient public transport network is on hand, including regular buses running to other parts of town and a tram stop within walking distance which runs from the airport to Newhaven. A short drive westwards allows access to the City Bypass and main motorway networks.





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.