

Peterkin & Kidd

Solicitors and Estate Agents

29/1

**SAUGHTON GROVE
EDINBURGH, EH12 5SN**



OFFERS OVER £188,000

29/1

SAUGHTON GROVE EDINBURGH, EH12 5SN

29/1 Saughton Grove is a well-positioned, upper floor property in a block of four, located for easy access to Corstorphine High Street amenities and the City centre. It offers spacious accommodation and would appeal to a range of buyers. Externally it has its own private garden area, a shared drying area and a further private garden to the side. On-street parking is available.

The property, accessed via stairs through an archway, is situated on the left hand side. The entrance door leads to the hall with a cloaks rail and all rooms leading off.

The bright living room is to the front with leafy views. It has ample space for freestanding furniture and a cupboard housing the boiler with additional overhead storage.

A door leads to the kitchen which has open aspects to the rear and is fitted with a range of modern wall and base units with stainless steel sink and drainer and complementary worktops. The gas hob, oven, extractor hood and the fridge/freezer are included in the sale but are not warranted. Plumbed for washing machine.

The main bedroom is to the front of the property and has ample space for freestanding furniture and a built-in wardrobe with overhead storage.

The second bedroom is to the rear with space for freestanding furniture. The wardrobe is included in the sale.

The part-tiled bathroom completes the accommodation and is fitted with a white 3-piece suite comprising wash hand basin, WC and bath with overbath Mira Sport shower and glazed screen. Window to rear.

ACCOMMODATION

Hall
Living room
Fitted kitchen
2 bedrooms
Bathroom

Gas central heating, double glazing

EXTRAS

All fitted carpets, floor coverings, curtains, blinds, white goods as specified and the garden shed are included in the sale.

GARDEN

There is a private area of the garden to the rear with a shed, together with a communal drying area. Additionally, there is a separate private area laid to lawn to the side.





PARKING

Unrestricted on-street parking is available.

SITUATION

The Saughton / Balgreen area sits to the west of the city centre and offers excellent transport links as well as a choice of local amenities. For those interested in the outdoors, access to Corstorphine Hill is just a few minutes away as is the Water of Leith Walkway.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

OTHER

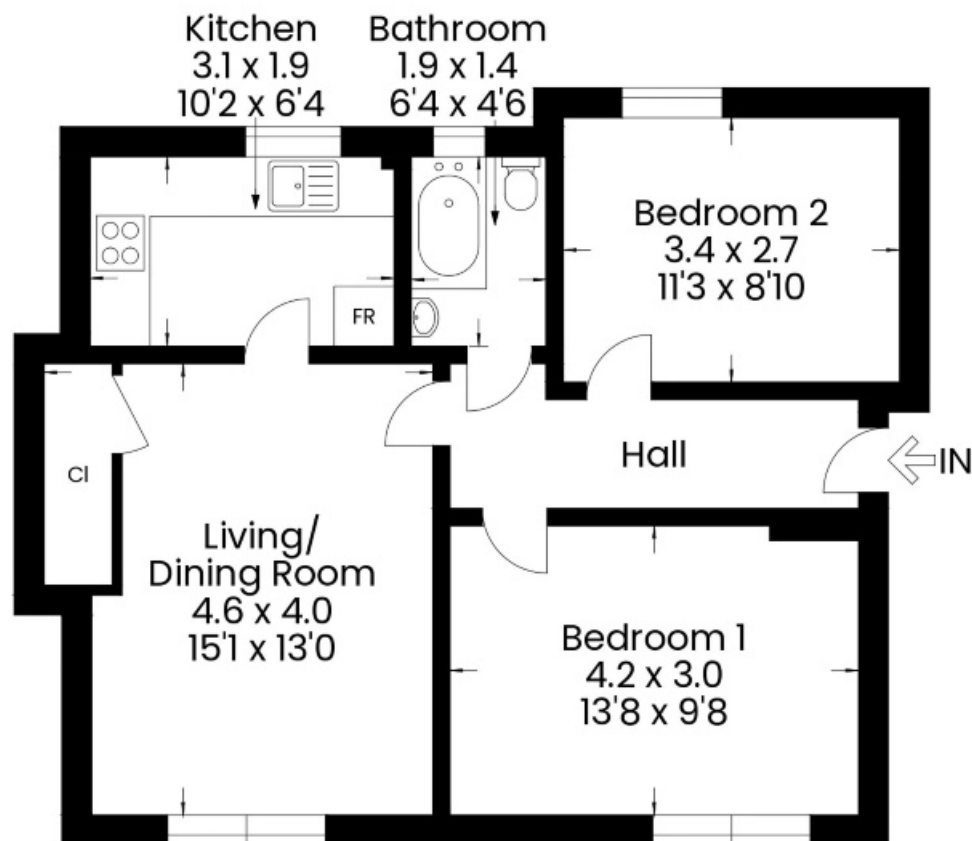
COUNCIL TAX BAND: C

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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We can open doors for you

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