



Fixed Price

**£195,000**

## 114/1 Saughton Mains Gardens

Saughton | Edinburgh | EH11 3PZ

Ideally suited to first-time buyers or those seeking a well-connected home with modern convenience, this freshly decorated two-bedroom ground floor flat offers spacious, light-filled interiors and excellent amenities in a popular residential development. Located within easy reach of local shops, green spaces, and public transport links, the property also benefits from an allocated parking space and access to a shared rear garden.

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



## Description

The accommodation is accessed via a well-maintained communal entrance and comprises a welcoming hallway with a built-in storage cupboard. The generously sized living and dining room features full-length, dual-aspect windows, flooding the space with natural light and offering a bright and airy atmosphere, ideal for everyday living and entertaining. A separate kitchen also benefits from double-aspect windows and is fitted with a range of modern units, providing ample storage and preparation space. Both bedrooms are well-proportioned doubles and come complete with mirrored built-in wardrobes for excellent storage. A modern bathroom completes the home, fitted with a white three-piece suite and an electric shower over the bath. Further benefits include gas central heating and full double glazing throughout, ensuring comfort all year round.

Payment to the factor is approximately £100 per calendar month.

*This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

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

## Gardens & Parking

Externally, the property enjoys use of a well-kept communal rear garden, shared with only two other properties, as well as a private allocated parking space for added convenience.

## Viewing

Please contact Neilsons on 0131 625 2222.





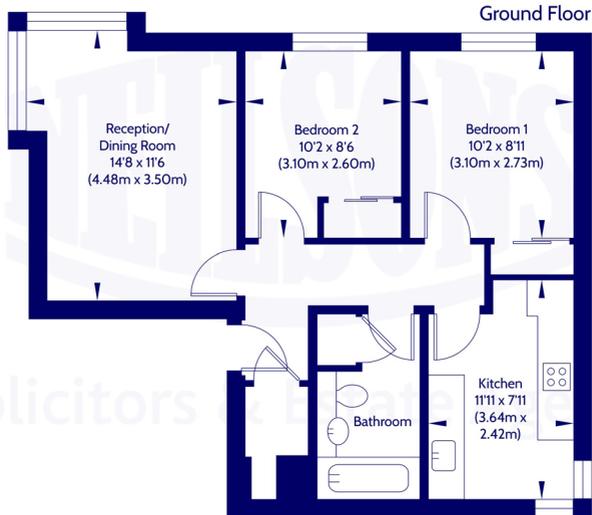
## Location

The property is located in the popular Saughton area of Edinburgh, lying to the west of the City Centre. There is a selection of convenient local shops to meet day to day needs nearby, including a Tesco Express with further amenities available in the neighbouring district of Corstorphine and at The Gyle Shopping Centre, which houses a range of restaurants and high street shops. There is a frequent bus and tram service to the City Centre and surrounding areas and the City Bypass is also easily accessible providing links to central Scotland's main motorway network. Leisure activities in the area include Edinburgh Zoo, Murrayfield Stadium and Ice Rink and the beautiful Water of Leith Walkway.





Approx. Gross Internal Floor Area 55.25 Sq M / 595 Sq Ft.



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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