



46 Saughtonhall Drive, Edinburgh, EH12 5TN

Handsome and substantial four-bedroom Edwardian end-terraced villa, offering generously proportioned family accommodation, a wealth of attractive period features and excellent potential for a purchaser to modernise and personalise to their own taste.

Well maintained over the years, the property retains much of its original character, including ornate cornicing, ceiling roses, dado and picture rails, a traditional staircase and mosaic tiled flooring. The flexible accommodation is arranged over two levels and provides an excellent sense of space throughout, making this an ideal long-term family home.

A particular highlight is the sunny, west-facing private rear garden, while the property also benefits from a private driveway and single garage — significant advantages in this popular residential area where off-street parking can be at a premium.

The generously proportioned accommodation comprises:

- Entrance vestibule and welcoming hallway with original mosaic flooring, ornate cornicing, dado rail and traditional staircase.
- Elegant bay-windowed sitting room with gas fire, marble hearth, oak surround and period detailing.
- Ground-floor shower room with large shower enclosure, wash basin and WC.
- Spacious rear-facing living/dining room with period features and French doors opening onto the sunny rear garden.



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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- Well-equipped fitted kitchen with extensive storage, worktops, tiled splashbacks and a range of integrated and freestanding appliances.
- First-floor landing with cupola providing natural light and access to the loft.
- Generous bay-windowed principal bedroom with extensive built-in wardrobes and attractive period features.
- Two further spacious double bedrooms, both enjoying views over the rear garden.
- Flexible fourth bedroom/home office to the front, ideal as a child's bedroom, nursery, study or home-working space.
- Well-appointed first-floor shower room with large shower enclosure, wash basin, WC and tiled flooring.

Location

Saughtonhall Drive is ideally positioned in the popular Balgreen area of West Edinburgh, close to Murrayfield, Saughtonhall and Corstorphine. The area offers a peaceful residential setting with excellent access to the city centre and City Bypass, alongside a wide range of shops, cafés, supermarkets and leisure facilities at The Gyle and Hermiston Gait. Local schooling is available for all age groups, while excellent bus and tram links provide convenient connections across Edinburgh and to Edinburgh Airport.

Exterior

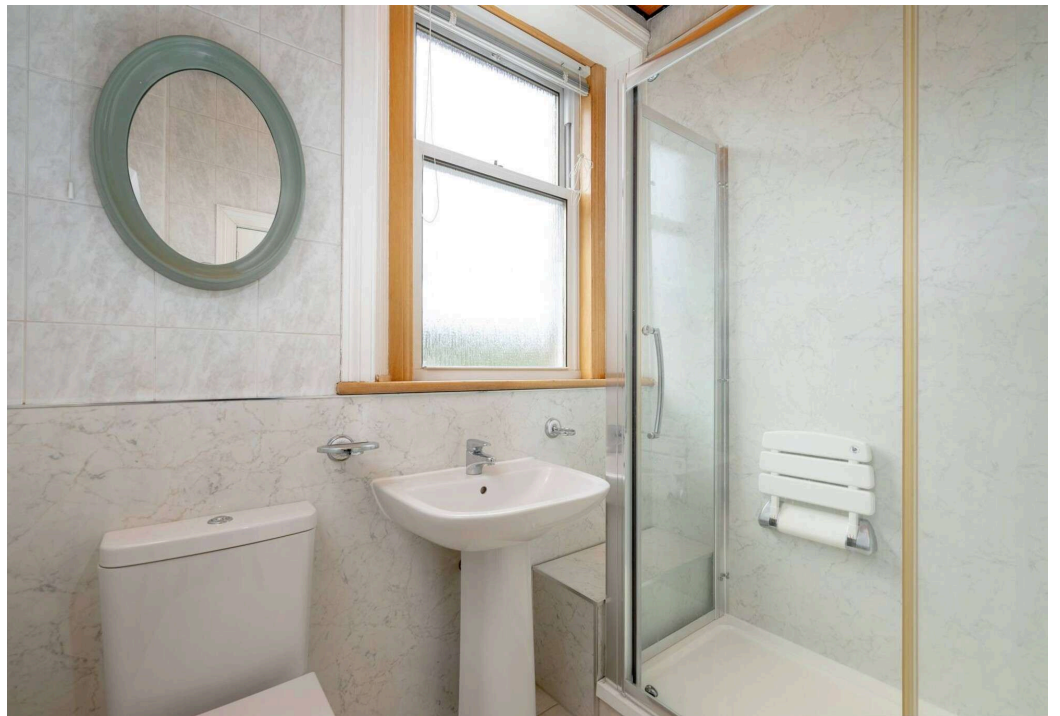
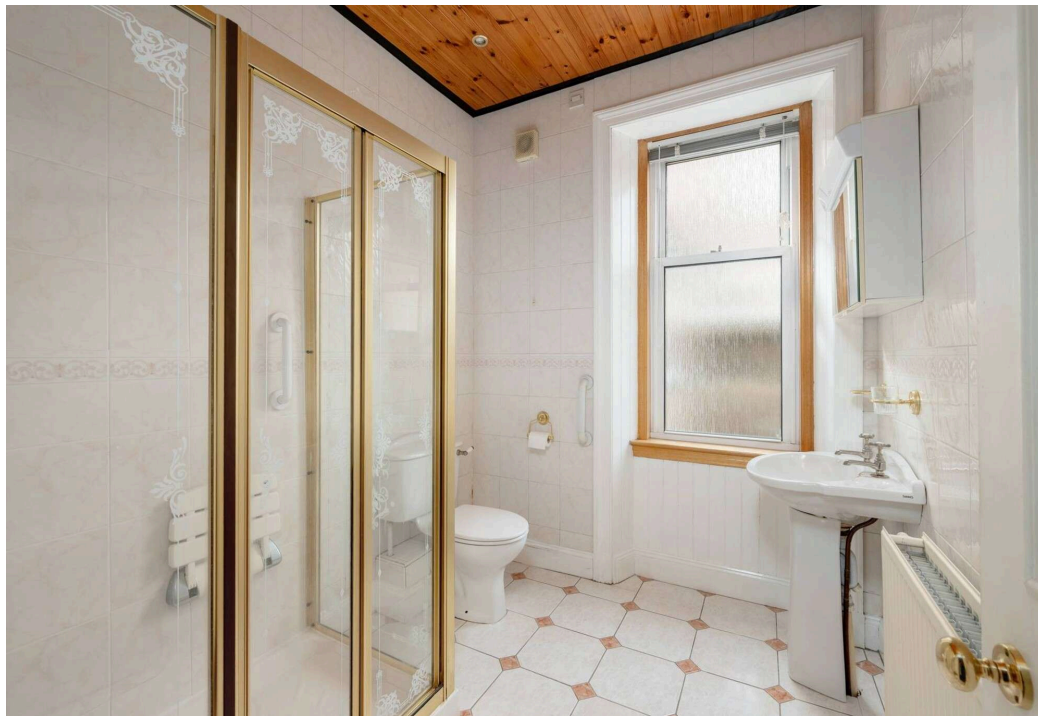
The property benefits from a sunny, west-facing rear garden with lawn, mature borders, established planting and paved patio areas, ideal for outdoor dining and entertaining. Side access leads to the front, where a monoblocked garden, private driveway and single garage provide valuable off-street parking. The garage benefits from power, lighting and an up-and-over door.

Extras

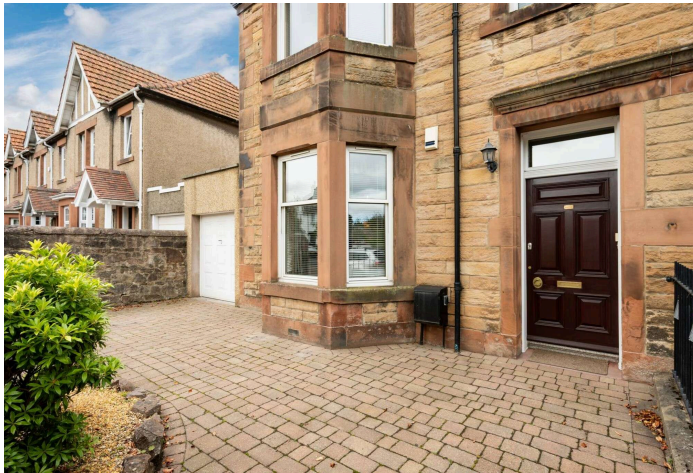
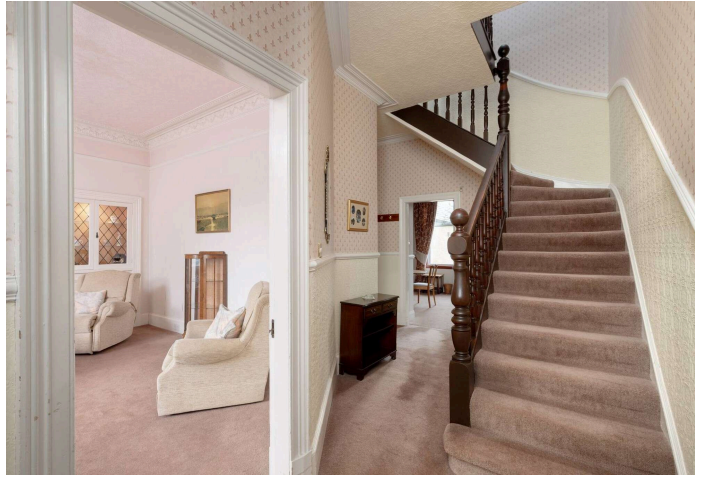
All fitted floor coverings, curtains, blinds, light fittings and kitchen appliances are included.

Council Tax Band: G











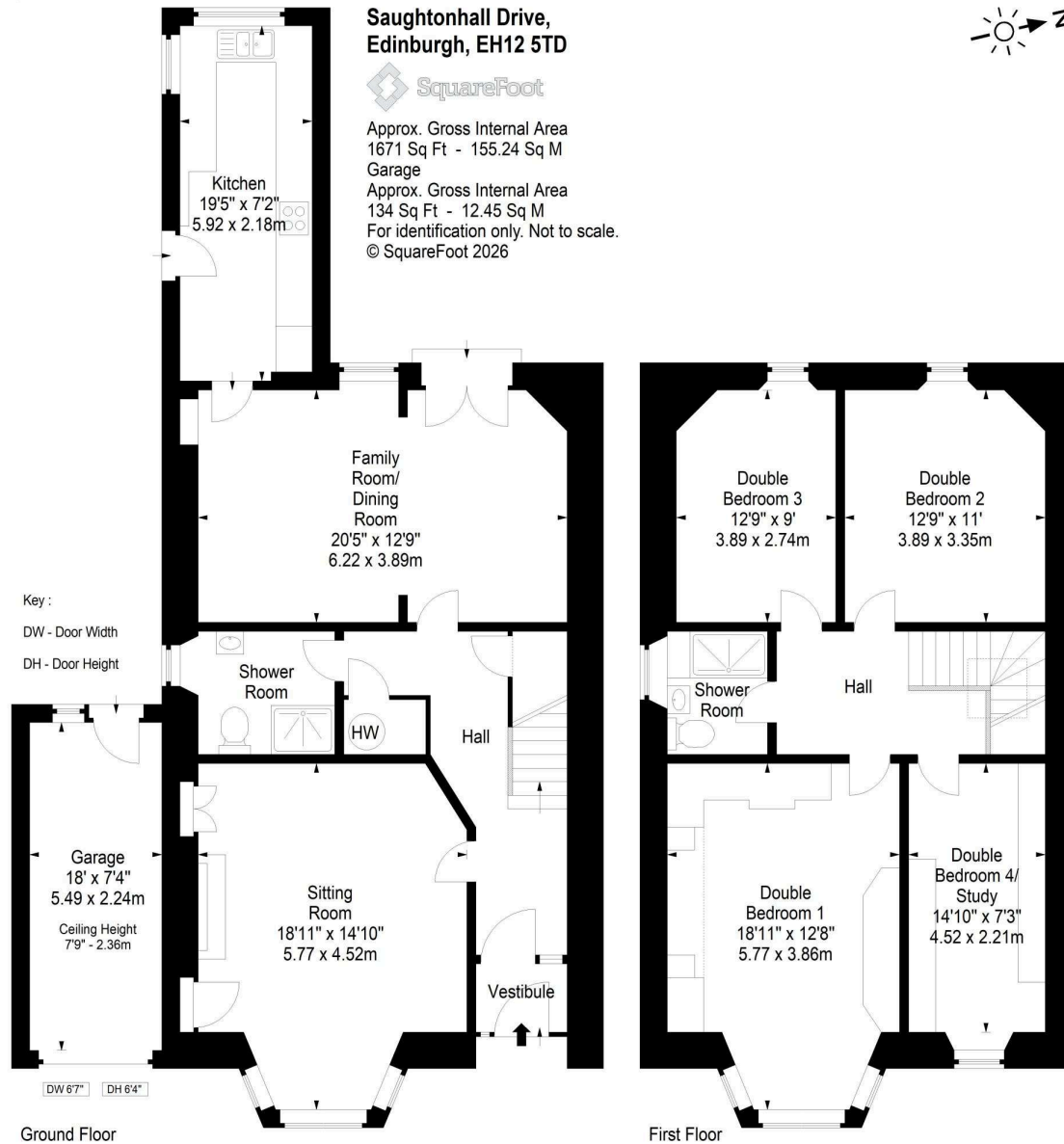
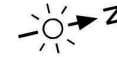
Saughtonhall Drive,
Edinburgh, EH12 5TD



Approx. Gross Internal Area
1671 Sq Ft - 155.24 Sq M

Garage
Approx. Gross Internal Area
134 Sq Ft - 12.45 Sq M

For identification only. Not to scale.
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