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Offers Over
£185,000

45 Saughton Gardens

Balgreen | Edinburgh | EH12 5TF

This charming main door lower villa offers bright and well-proportioned accommodation, making it an ideal purchase for first-time buyers, professionals, couples or buy-to-let investors. Benefiting from its own private entrance, the property enjoys the added advantage of generous private gardens to both the front and rear, together with unrestricted on-street parking and a convenient location close to local amenities and transport links.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation begins with a welcoming entrance hallway providing access to all rooms. Positioned to the front of the property, the comfortable living room enjoys pleasant views over the private front garden and features attractive laminate flooring, neutral décor and a useful built-in storage cupboard. The fitted kitchen is equipped with a range of wall and base units, complemented by tiled splashbacks and space for freestanding white goods, offering a practical and functional workspace. There are two generously proportioned double bedrooms. The rear-facing principal bedroom benefits from fitted wardrobes and carpeted flooring, while the second double bedroom overlooks the front garden and features carpeting together with a useful storage alcove. Completing the accommodation is the bathroom, fitted with a three-piece white suite incorporating a Mira electric shower over the bath and a contemporary chrome heated towel rail.



Extras

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

Gardens & Parking

Externally, the property boasts an expansive private lawn to the front, while to the rear there is a further private section of garden located beyond the shared drying green, providing excellent outdoor space. Unrestricted on-street parking is available directly outside and on the surrounding streets.

Viewing

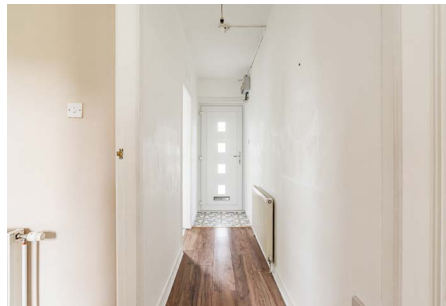
By appointment through Neilsons (0131 625 2222).





Location

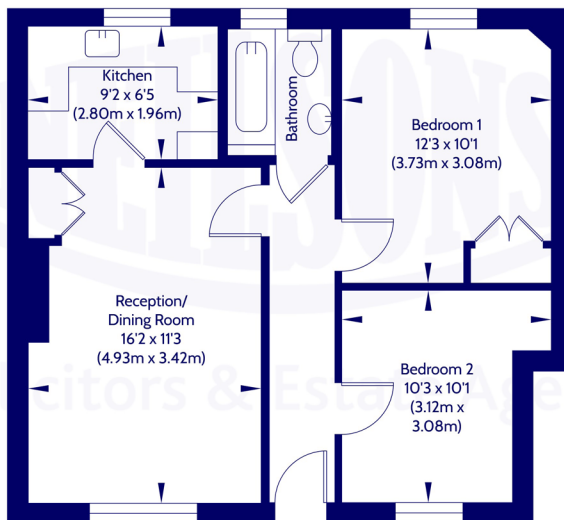
Balgreen is a highly desirable residential area lying to the West of Edinburgh's City Centre with good local day to day amenities including a Scotmid nearby and a Sainsbury's at Murrayfield which a short walk is away. There are further amenities at nearby Roseburn, and extensive shopping can be found at Corstorphine which is within an easy commute together with the Gyle Shopping Centre and the City Centre, all easily accessible by car, bus or tram. The bus services from Corstorphine Road provide a quick link into the centre and surrounding areas with the City Bypass on hand linking the A1, M8 & M9. Balgreen connects to the tram service and provides links to the City Centre and Edinburgh Airport. There are many leisure and recreational facilities within the vicinity including Saughton Park and Gardens, Roseburn Park, picturesque walks along the Water of Leith, Edinburgh Zoo, Murrayfield Ice Rink together with various golf courses. The Drum Brae leisure centre with swimming pool is only a short drive from the property. Good schooling can be found from nursery to secondary level providing an ideal location for the growing family.





Approx. Gross Internal Floor Area 52 Sq M / 564 Sq Ft.

Ground Floor



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.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

