

20B Saughton Mains Gardens, Edinburgh, EH11 3QQ



### Description

Quietly tucked away within a small established development, this beautifully appointed terraced house is a lovely home for professionals, and couples. It is brought to market in a move-in condition, and further boasts an enclosed south-facing rear garden. This impressive property has been finished to a good standard with modern interior and comprises:-

### Features

- Hallway
- Living/dining room
- Well appointed kitchen with door to rear garden
- Two double bedrooms
- Contemporary shower room
- Gas central heating and double glazing
- Good storage facilities
- Sunny south-facing rear garden
- Residents parking bays

### Extras

The oven, hob, washing machine, dishwasher and fridge/freezer are included.

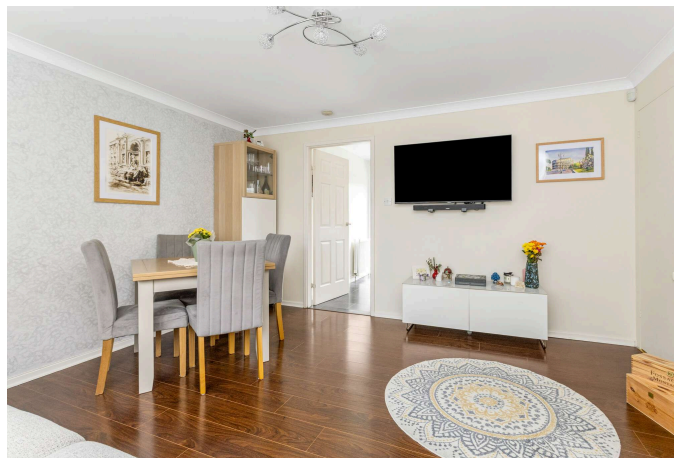
### Factor

The development is factored by Ross & Liddell at an approximate monthly cost of £11 to maintain the common garden areas.

EPC Rating: C

### Price and Viewing

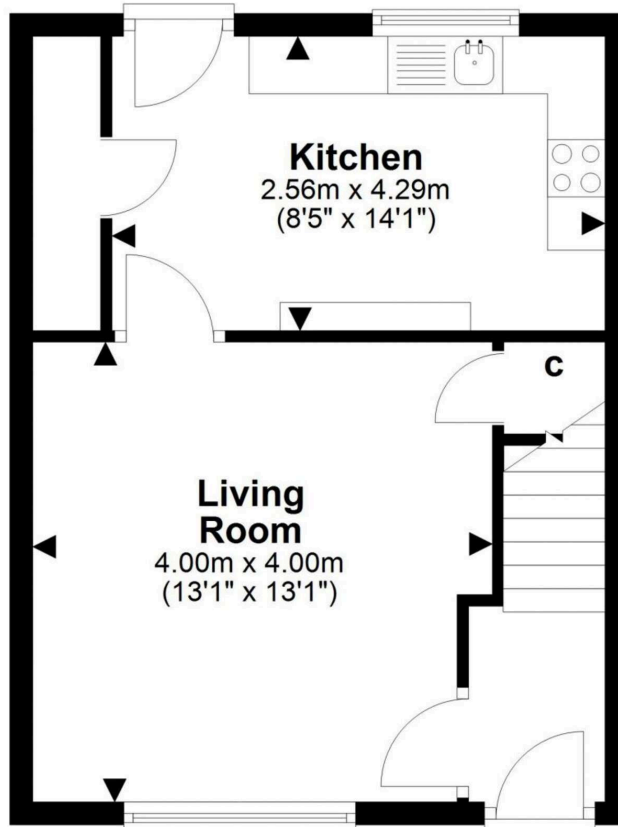
For price and viewing information or further details on this property please contact us on 0131 557 3188.



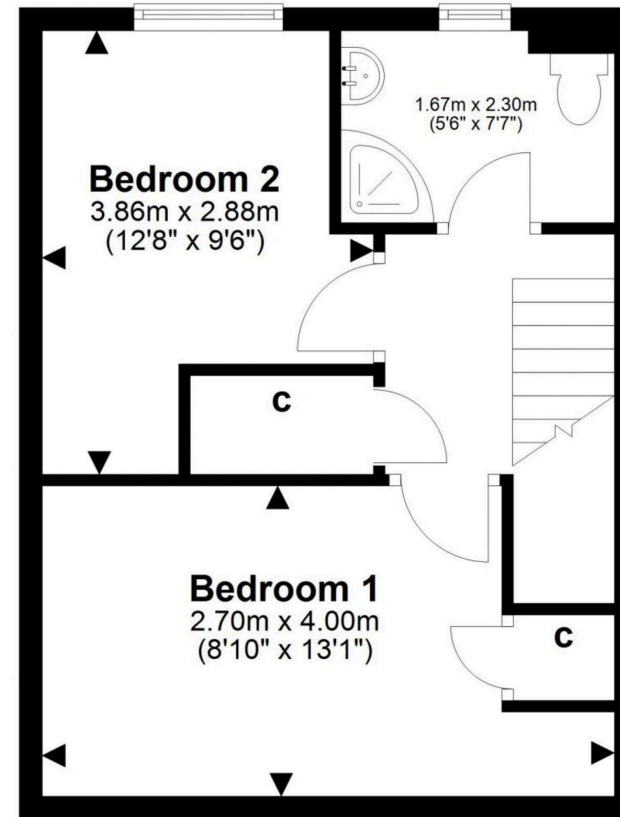
## Location

Lying just five miles from the city centre, and enjoying excellent transport links, the popular suburb of Saughton is well served by everyday amenities. The area hosts an array of local shops, cafes, a medical centre, and a library. The nearby Gyle Shopping Centre houses a wealth of retail outlets, as well as a Marks & Spencer and a Morrisons supermarket whilst Hermiston Gait offers an extensive range of supermarkets such as Tesco and Aldi. The area's numerous public parks provide pleasant areas for outdoor recreation and there are several gyms and leisure centres in the surrounding area as well. Offering education facilities at all levels, Saughton provides both primary and secondary schooling locally, and includes Edinburgh College and Edinburgh Napier University campuses (both of which are a stone's throw from the property). Intersected by one of the city's main arteries, The area benefits from frequent bus services and the Saughton tram stop, whilst nearby train stations provide frequent routes to Glasgow and across the Lothians. Due to its westerly location, the area also offers swift access to the Edinburgh City Bypass, Edinburgh Airport, and the motorway network.





**Ground Floor**



**First Floor**

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.



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