



120 Saughton Mains Gardens,
SAUGHTON | EDINBURGH | EH11 3GU


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120 Saughton Mains Gardens, SAUGHTON | EDINBURGH | EH11 3GU

Spacious semi detached villa forming part of an attractive modern development within an established residential area well placed for commuting. The property will make an ideal family home and comprises of an entrance hallway with storage and a generous, light and airy living/dining room. The adjoining dining kitchen is fitted with modern base and wall mounted units with space for, and integrated, appliances, and large patio doors giving direct access to the rear garden laid to lawn with patio area and shed. Upstairs, there are three generous bedrooms, all boasting integrated storage, and a modern bathroom with electric shower over bath and vanity sink unit completes the accommodation.. Further benefits include gas central heating, double glazing, fantastic storage options and externally, good sized front and rear gardens and driveway.

- Spacious semi-detached villa
- Entrance hallway with storage
- Generous, light and airy living/dining room
- Fitted dining kitchen with large doors to rear garden patio
- Three double bedrooms, two with integrated storage
- Modern family bathroom with electric shower over bath
- Gas central heating & double glazing
- Fantastic storage options including partially floored attic
- Large front and rear gardens
- Driveway



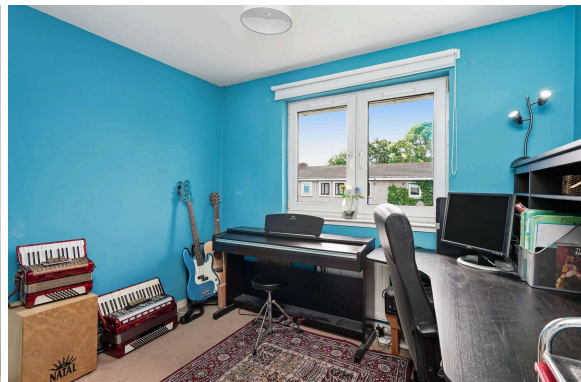
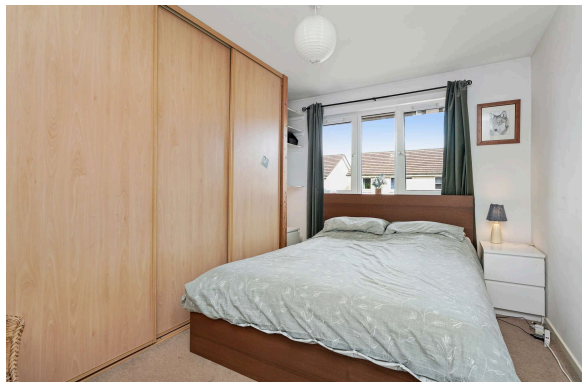
Council tax D. Energy Rating C

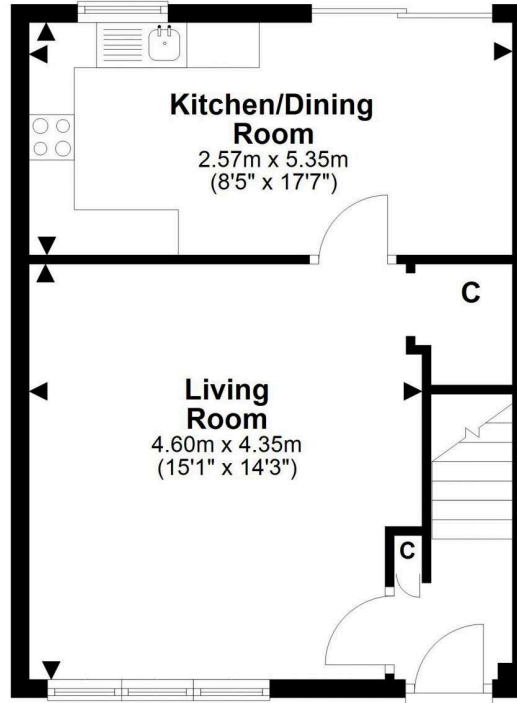
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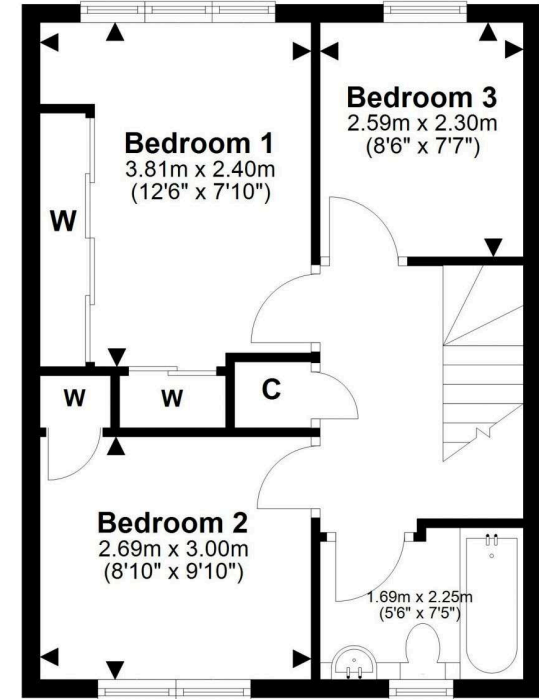
All fixtures, fittings, integrated kitchen appliances, curtains, blinds and ikea shelving unit in the under stairs cupboard will be included in the sale. The microwave will not be included in the sale.

The subjects are located in the ever popular Saughton area of Edinburgh, which lies to the west of the City Centre. The flat is well positioned to take advantage of shops serving the local community, with additional shops and services to be found at nearby Gorgie or Corstorphine, whilst The Gyle shopping complex is also within easy reach. Sainsburys, Asda and Aldi all have stores in the surrounding area. Sports enthusiasts are well catered for, with Carrick Knowe Golf Course and Murrayfield Stadium in the vicinity, plus Saughton Public Park with its playing fields, athletics track and the biggest skate board park in Scotland, is a short walk away. An efficient public transport network is on hand, including regular buses running to other parts of town and a tram stop at nearby Balgreen which runs from the airport to St Andrew Square (soon to be continued to Newhaven). A short drive westwards allows access to the City Bypass and main motorway networks.





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.