



Flat 3, 3 Saughton Mains Park
Edinburgh, EH11 3ND

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

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 just along the road with its playing fields, athletics track and the biggest skate board park in Scotland. An efficient public transport network is on hand, including regular buses running to other parts of town and nearby trams which run from the airport to Newhaven. A short drive westwards allows access to the City Bypass and main motorway networks.

DESCRIPTION

Flat 3, 3 Saughton Mains Park is a well-presented bright and extremely spacious first floor flat pleasantly positioned within this mature residential estate located in the desirable district of Saughton lying to the southwest of the city centre.

This property benefitted from a full refurbishment and the entire flat has been upgraded. An ideal first purchase or buy-to-let investment opportunity comprising - Welcoming entrance hall with storage cupboards off, spacious living room / dining room with attractive open outlooks, separate fitted kitchen, two double bedrooms and an attractive bathroom with shower over bath. Further benefits include gas central heating, double glazing, shared landscaped gardens and ample car parking.

EPC RATING

The energy efficiency rating for this property is band B

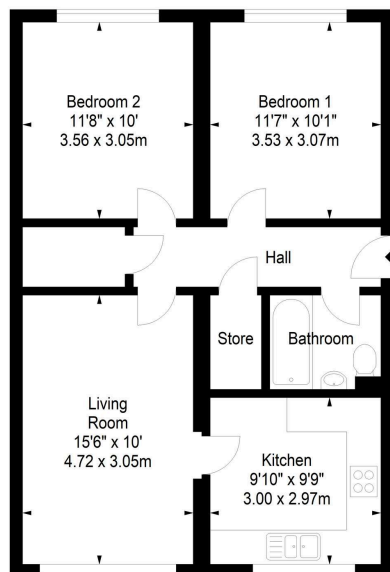
COUNCIL TAX

It is our understanding that this property is subject to Council Tax A, however, please check with the local authority.

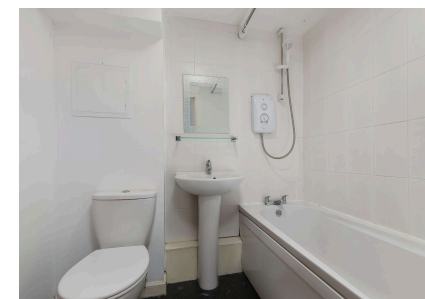
Saughton Mains Park,
Edinburgh,
Midlothian, EH11 3ND



Approx. Gross Internal Area
667 Sq Ft - 61.96 Sq M
For identification only. Not to scale.
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First Floor



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