



97a Saughtonhall Drive, Edinburgh, EH12 5TR

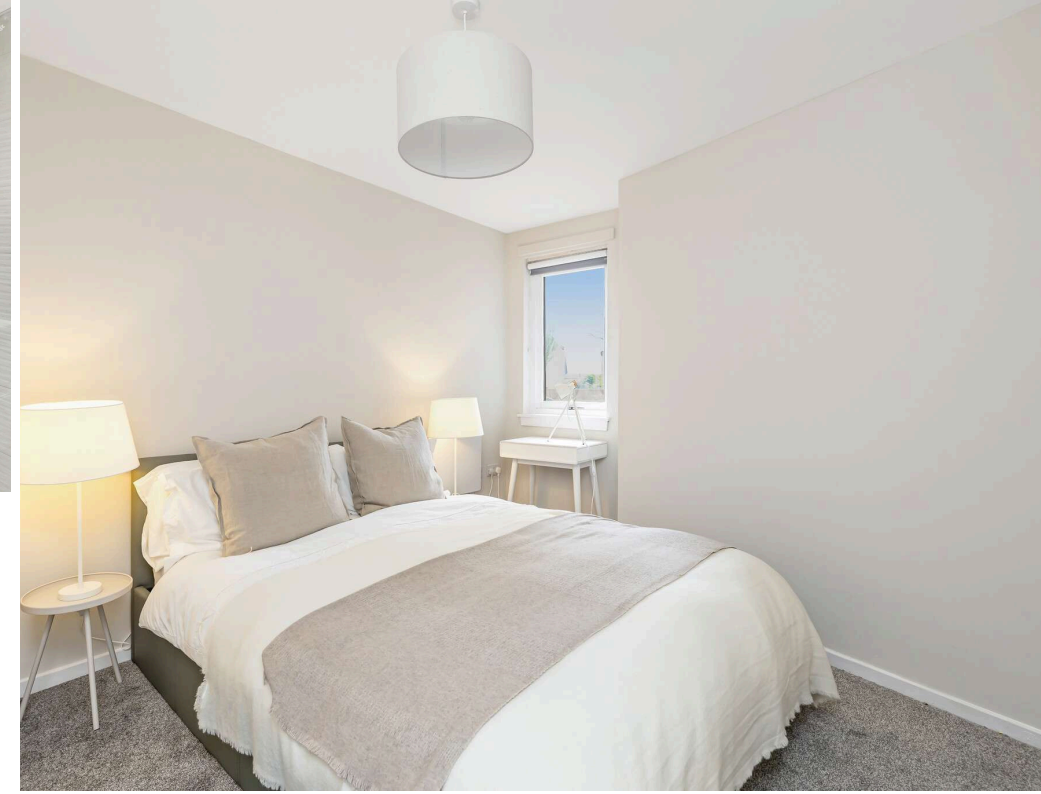


Welcome

An immaculate main door property, ideally situated in the ever-popular Murrayfield area of Edinburgh. Newly renovated throughout, it offers a superb opportunity for first-time buyers or those looking to downsize, with the ease of single-level living in a location that perfectly balances city convenience and access to green space.



- Tastefully presented throughout in neutral tones
- Well proportioned and bright living room with space for dining
- Modern fitted kitchen with integrated appliances
- Double bedroom, quietly positioned to the rear
- Stylish shower room
- Ample storage
- Communal drying green to rear
- On street parking
- Factored by Taylor and Martin



Murrayfield

Murrayfield is renowned as one of the capital's most exclusive residential areas. It's hard to believe this leafy location is less than two miles from the bustling city centre. A range of shops, delis, restaurants and pubs can be found in nearby Roseburn, whilst Edinburgh's West End with its fashionable bars and boutiques is also close by. Set beside the picturesque Roseburn Park and Saughton Park, Murrayfield Stadium is home to the nation's rugby team, whilst the area also benefits from a tennis club and prestigious golf courses. Due to its westerly position, Murrayfield is conveniently placed for swift access to Haymarket train station and the tramline offering speedy services to Edinburgh Airport. The Edinburgh City Bypass and M8/M9 motorway network is also within easy reach

Agent notes

The integrated kitchen appliances, blinds and fitted floor coverings are included. The development is factored by Taylor and Martin with an approximate annual fee of £500 which includes block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

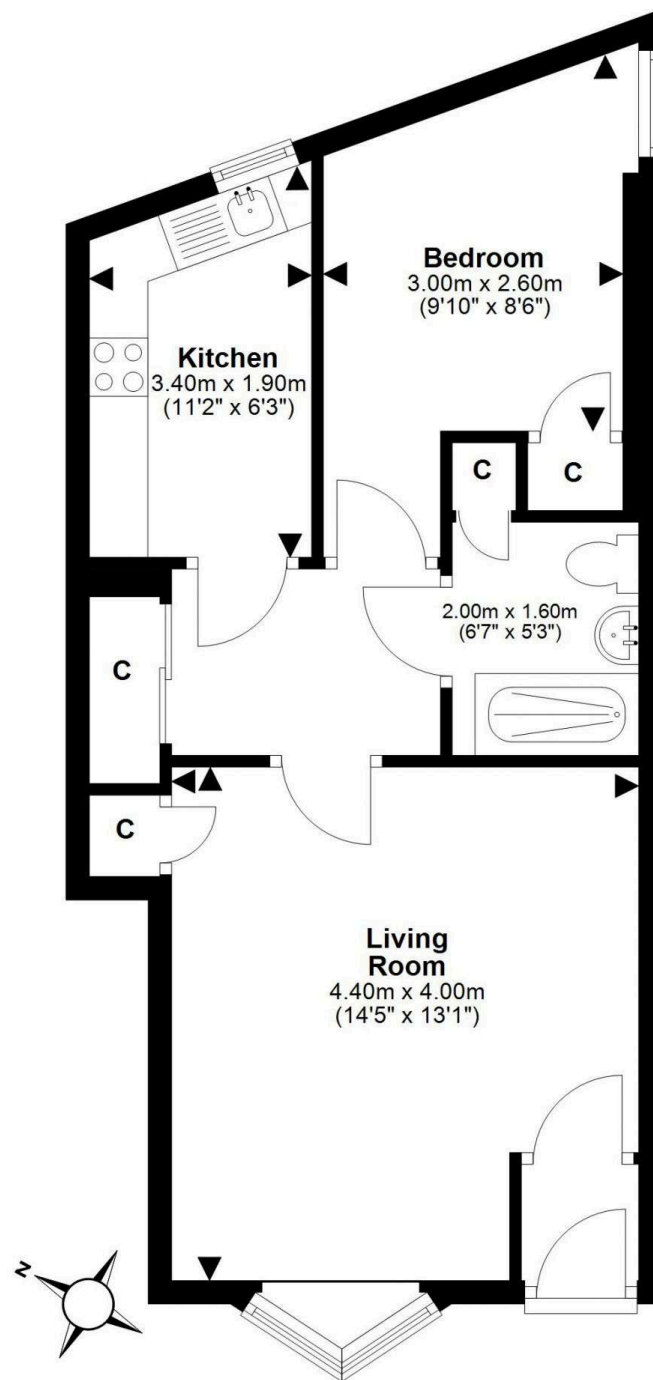
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.