



Solicitors & Estate Agents



Offers Over

£120,000

10/6 Saughton Mains Terrace

Saughton | Edinburgh | EH11 3NT

A well proportioned, three bedroom third (top) floor flat situated in the popular residential area of Saughton, to the west of the City Centre. Located close to local amenities and transport links, this property is sure to appeal to first time buyers, professionals and buy to let investors.

-  1 public room
-  3 bedrooms
-  1 bathroom
-  Communal garden
-  Unrestricted parking
-  EPC rating - E
-  Council tax band - A



Description

This bright and well proportioned third (top) floor flat is located in a peaceful position and forms part of a block of flats with a secure entryphone system. The accommodation briefly comprises; entrance hall with large walk-in storage cupboard, bright and spacious sitting/dining room, kitchen/breakfast room fitted with a range of wall and base units, three generous bedrooms and a bathroom. There is full double glazing and a warm air heating system.



Extras

All fitted floor coverings, light fittings, hob, oven and extractor hood are included in the sale price.

Gardens and Parking

There is a communal garden area and unrestricted on street parking.

Viewing

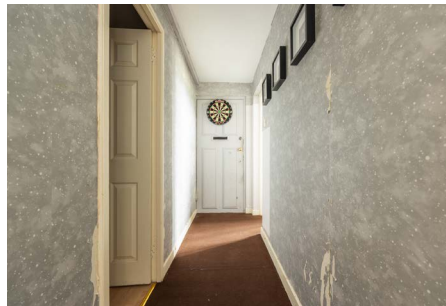
By appointment through Neilsons (0131 625 2222).





Location

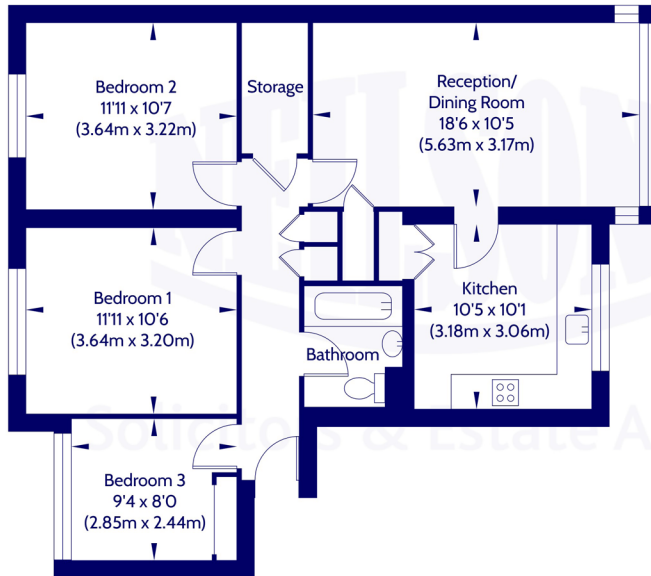
The property is located in the popular Saughton area of Edinburgh, lying to the west of the City Centre. There is a selection of convenient local shops to meet day to day needs nearby, including a Tesco Express with further amenities available in the neighbouring district of Corstorphine and at The Gyle Shopping Centre, which houses a range of restaurants and high street shops. There is a frequent bus and tram service to the City Centre and surrounding areas and the City Bypass is also easily accessible providing links to central Scotland's main motorway network. Leisure activities in the area include Edinburgh Zoo, Murrayfield Stadium and Ice Rink and the beautiful Water of Leith Walkway.





2nd Floor

Approx. Gross Internal Floor Area 76.23 Sq M / 820 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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