



# 52/1 SAUGHTON GARDENS

Saughton, Edinburgh, EH12 5TE



1

Public Room



2

Bedrooms



1

Bathroom



## 52/1 SAUGHTON GARDENS

This tastefully presented two-bedroom upper quarter villa offers bright interiors with understated contemporary styling, alongside a neatly kept private garden area with a shed and unrestricted on-street parking. Set within a desirable residential area, it enjoys leafy surroundings and excellent transport links into the city centre, to the airport, and beyond. A south-facing living/dining room features a cosy log-burning stove and sociable open access to a classically styled kitchen. Both bedrooms are doubles (one enjoying a garden-facing position), and a stylish subway-tiled bathroom with a shower-over-bath completes the accommodation.







**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Desirable, well-connected city setting
- Upper quarter villa with bright, stylish interiors
- Shared external stair to main-door entrance
- Welcoming entrance hall
- South-facing living/dining room with log-burning stove
- Classically styled kitchen with open access to reception room
- Two double bedrooms (one garden-facing)
- Subway-tiled bathroom with shower-over-bath
- Private garden area
- Unrestricted on-street parking

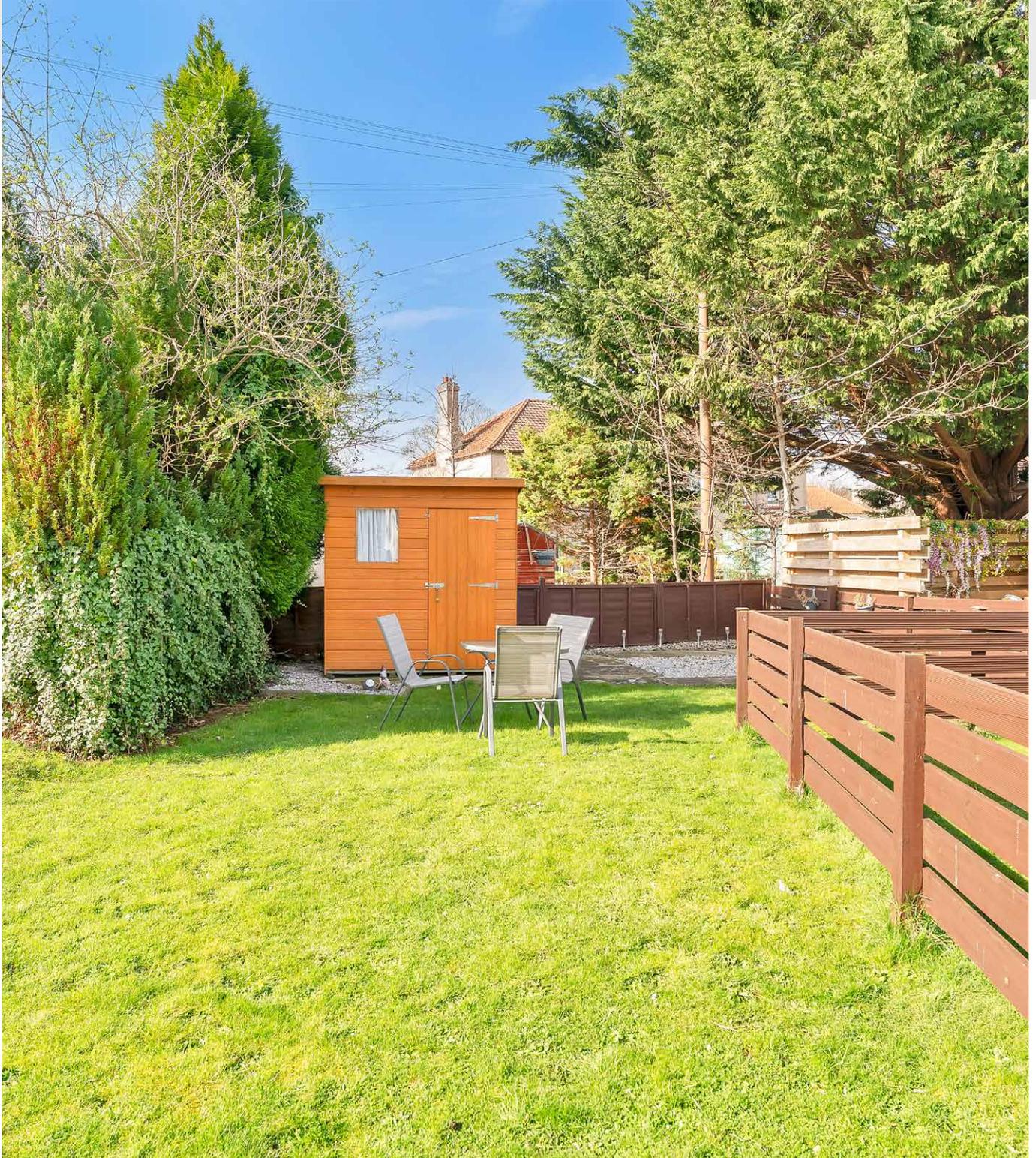






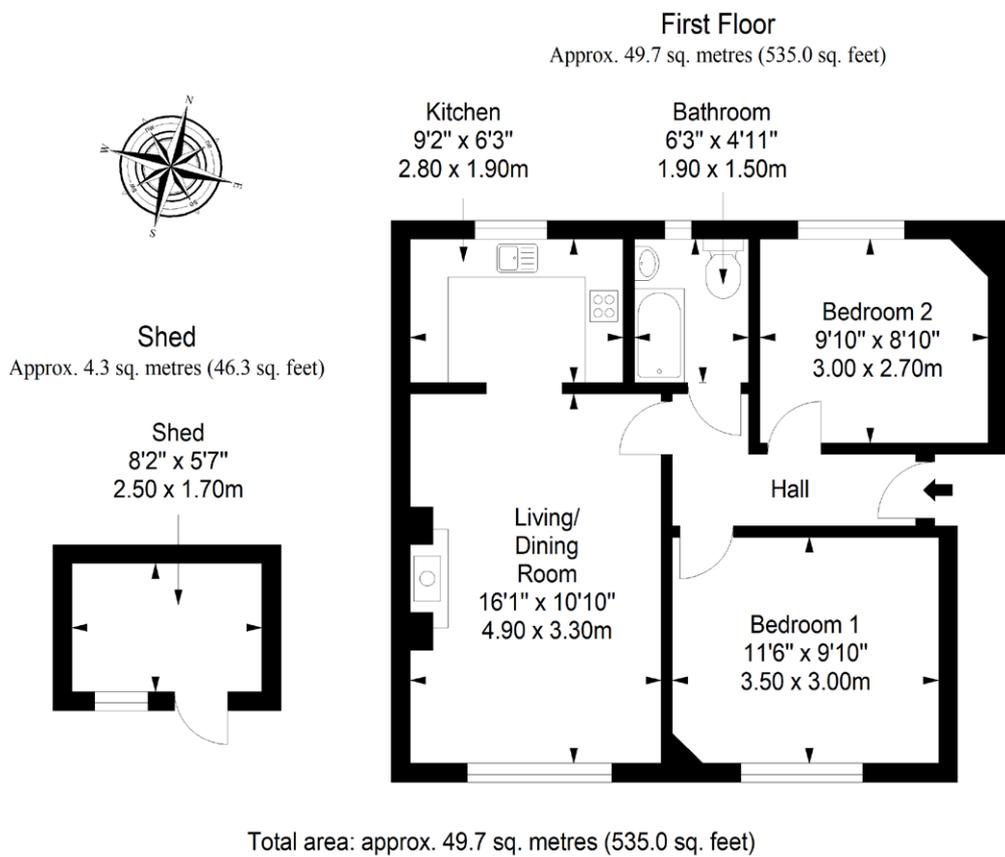


Extras: All fitted floor and window coverings, light fittings, fridge and washing machine are included in the sale, plus sellers are open to leaving some furniture as well, depending on the price.



# SAUGHTON, EDINBURGH

Enjoying a tranquil yet convenient setting to the west of the city centre, nestled between the ultra-desirable residential areas of Murrayfield and Balgreen, Saughton is popular with young professionals and families owing to its varied housing stock, excellent transport links and fantastic local amenities. Residents benefit from local shops and services both here and in neighbouring Balgreen, including a convenience store, a post office and a library; these are supplemented by two large supermarkets in nearby Gorgie. For a traditional high-street shopping experience, St John's Road is just a few minutes' drive along Corstorphine Road and is lined with a diverse blend of independent shops and high-street retailers. Saughton is traversed by the Water of Leith, so residents have direct access to the leafy Water of Leith Walkway – perfect for relaxed strolls or as a safe walking or cycling route into the heart of the capital. Saughton Park, with its rose garden, skate park and sports complex, promises a fantastic space for outdoor activities and recreation to suit all ages and abilities. The property falls within the catchment area for good state schools, and is also ideally placed for a choice of independent schooling and childcare options. Saughton is served by excellent public transport links, including buses and trams, and also allows swift access to the M8/M9 motorway network, Edinburgh International Airport and Edinburgh City Bypass.



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