










Offers Over
£195,000

4/1 Saughton Mains Street

Saughton | Edinburgh | EH11 3HH

This attractive, light-filled ground floor flat with private terrace, forms part of an established modern development within the popular and convenient location of Saughton. Whilst enjoying the convenience of the superb transport links and local amenities on hand, the property is quietly positioned and set within well maintained communal garden grounds with ample on-street parking.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private terrace & Communal gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band – C



Description

The property is offered to the market in move-in condition, ideally suited to the professional person/ couple, small family or investor and early viewing is highly recommended. Accessed via a secure communal entrance, the spacious accommodation comprises; entrance hallway with storage provisions, there is a corner reception/dining room with doors leading to the private terrace, a stylish fitted kitchen with ample wall and base units, complementary worktops incorporating the built-in gas hob, electric oven and hood with additional appliance included in the sale. There are two good sized double bedrooms, both benefiting from built-in mirrored wardrobes and the bathroom comprises of a white three piece suite with electric shower over bath. Further benefits include a gas central heating system with combi boiler and double glazing.



Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.

Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in gas hob, electric oven, hood, fridge freezer, washing machine and dishwasher.

Gardens and parking

There is a private terrace located to the front of the property together with well cared for communal garden grounds and ample on-street parking available to the front.

Factor

There is a factoring fee of approx. £320.00 payable per quarter to Spiers Gumley for the upkeep of the communal garden grounds and includes block buildings insurance.

Viewing

By appointment with Neilsons on 0131 625 2222.





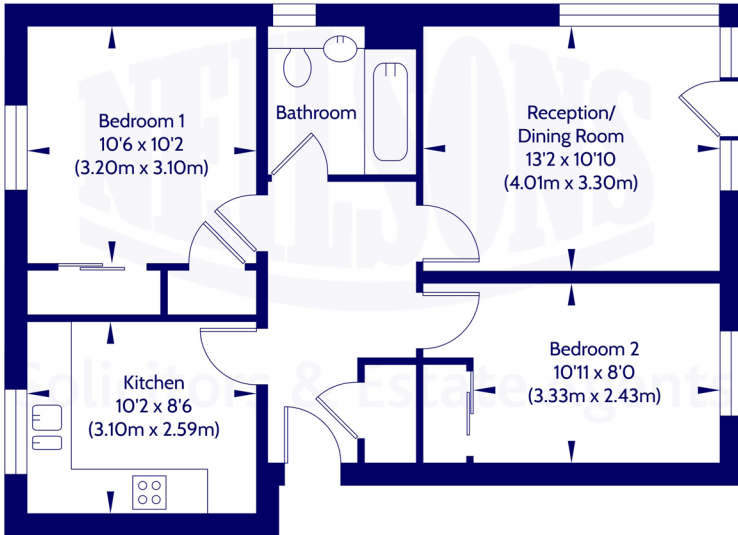
Location

The property is located in the popular Saughton area of Edinburgh, lying approximately five miles 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 fantastic 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.



Approx. Gross Internal Floor Area 49 Sq M / 530 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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