



85/4 Saughton Mains Street
SAUGHTON | EDINBURGH | EH11 3HB


warners
solicitors & estate agents



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Warners are delighted to present this generously proportioned first-floor flat, ideally located in a popular residential area close to excellent local amenities and convenient transport links. This well-maintained property offers an ideal opportunity for first-time buyers, professionals, or buy to let investors, and early viewing is highly recommended.

Accommodation comprises welcoming entrance hallway which leads to a bright and spacious living room. Off the living room is the kitchen which has ample worktop space with floor and wall mounted units. There are two generous double bedrooms. The bathroom has a three piece suite and an over the bath shower. The property further benefits from good storage, including external storage and new double glazed windows

- Two bedroom first floor flat
- Spacious and bright living room
- Two generous double bedrooms
- Gas central heating and double glazing
- Close to local amenities
- Excellent transport links
- Accessed via secure entry system

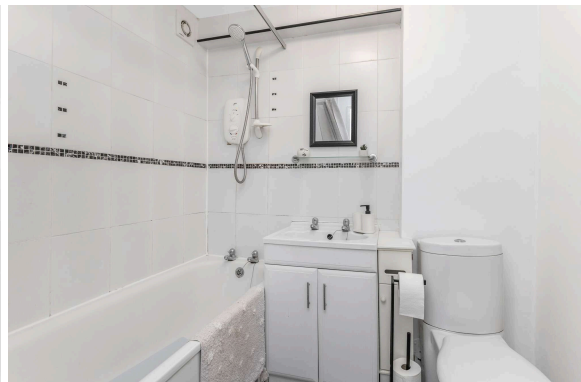
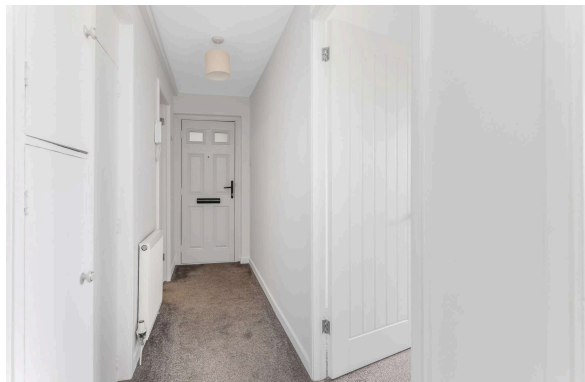
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

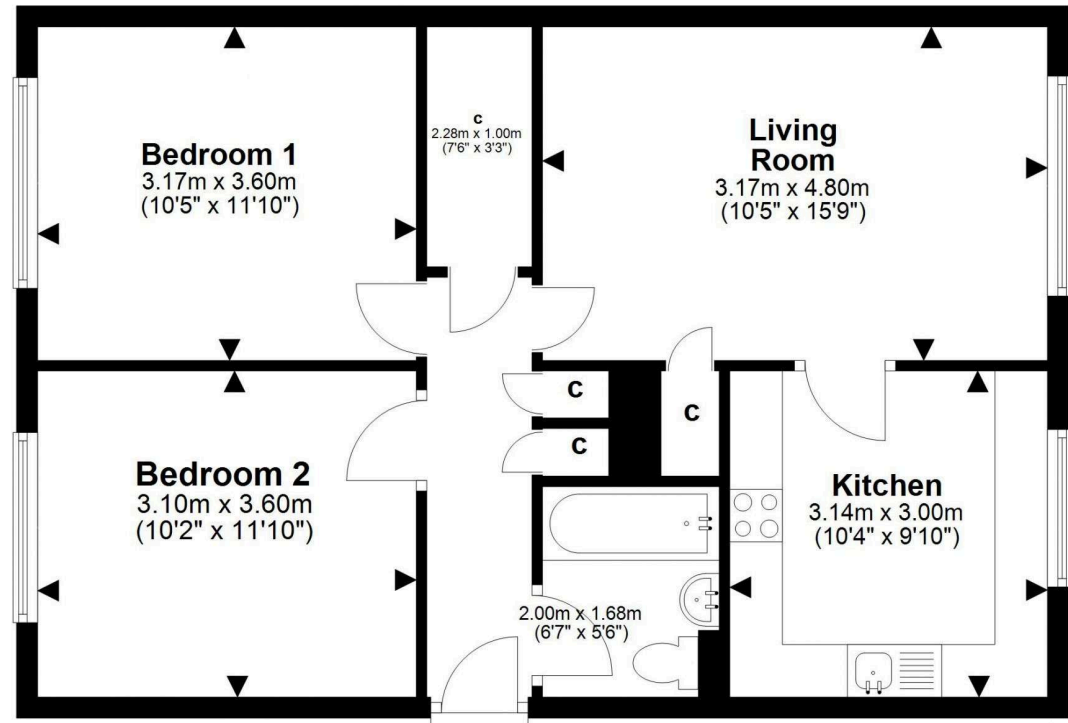


The subjects are located in the Saughton area of Edinburgh, which lies to the west of the City Centre. The flat is well positioned to take advantage of shops serving the local community. Further shops, banks, building societies and postal services can be found at Sighthill and Corstorphine, both locations being easily accessible. The Gyle shopping complex is also located within easy reach. Schooling is well represented from nursery to senior level, with Broomhouse and St. Joseph's primary schools well within walking distance. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

Energy rating C, Council tax band A. There is no factor associated with this property.

Extras included in this sale will be fridge, freezer, blinds, wardrobes and drawers in spare room, and washing machine.





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.

