

12/8 Saughton Mains Street

SAUGHTON, EDINBURGH, EH11 3HH



THIS IMAGE HAS BEEN VIRTUALLY STAGED

*TWO DOUBLE-BEDROOM TOP-FLOOR
FLAT WITH A BALCONY*



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McEwan Fraser is delighted to present this generous two double-bedroom top-floor flat with a balcony. Benefits include a spacious living room, a separate kitchen, loft access for extra storage, gas central heating, double glazing, and a secure entry system. The property is presented to the market chain free and in excellent condition making a superb first-time-buy or sound buy-to-let investment.

The accommodation is focused on the living room which is neutrally decorated and boasts lovely views towards Corstorphine Hill. The living room has plenty of space for different furniture arrangements which will give the new owner plenty of flexibility to create their ideal entertaining space.

The Property



There is a separate kitchen which has a good range of base and wall-mounted units that are set against a tiled splash-back. The kitchen has ample prep and storage space and a gas hob, electric oven, and washing machine are all integrated.



Bedroom one is a well-proportioned double with neutral décor and integrated wardrobes. Bedroom two enjoys similar proportions and also has an integrated wardrobe. The internal accommodation is completed by the bathroom which is partially tiled and finished with a three-piece white suite that has a shower over the bath.

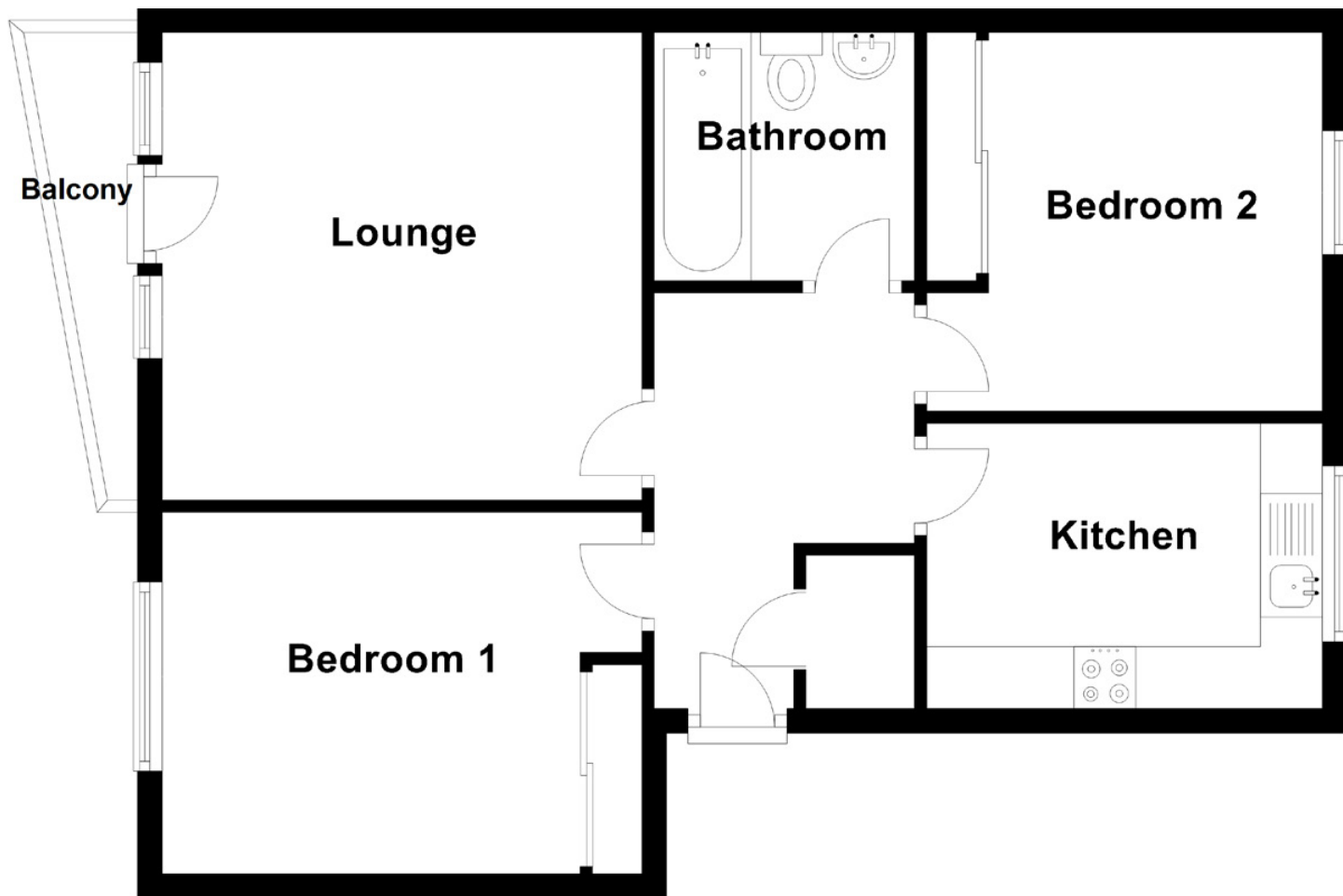
This is an excellent flat at this price point and internal viewing is essential to fully appreciate the proportions and quality on offer.





Bedroom 2





Approximate Dimensions

(Taken from the widest point)

| | |
|-----------|-------------------------------|
| Lounge | 3.88m (12'9") x 3.78m (12'5") |
| Kitchen | 3.20m (10'6") x 2.30m (7'7") |
| Bedroom 1 | 3.88m (12'9") x 2.92m (9'7") |
| Bedroom 2 | 3.20m (10'6") x 3.06m (10') |
| Bathroom | 2.10m (6'11") x 2.00m (6'7") |

Gross internal floor area (m²): 58m²

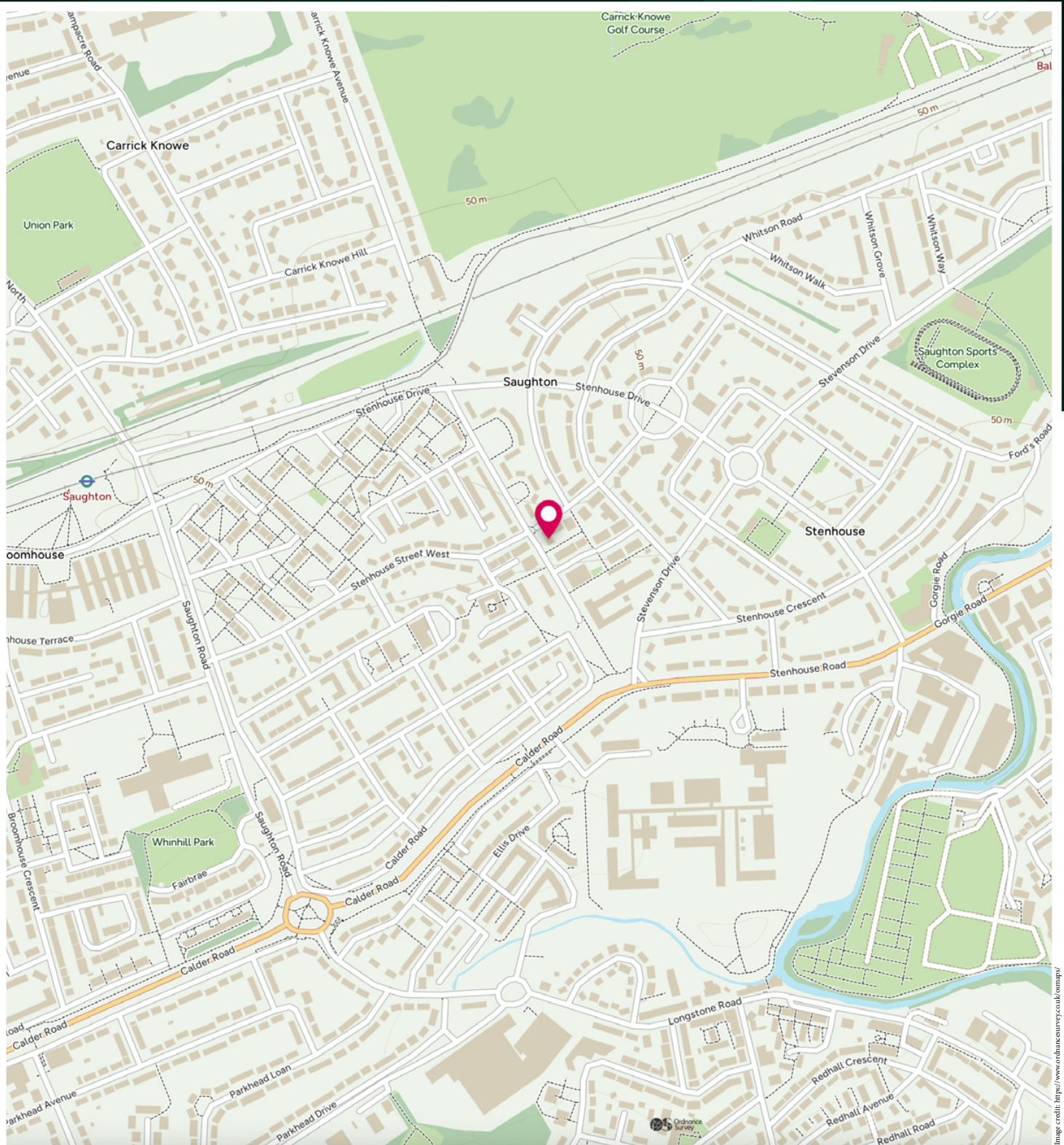
EPC Rating: C





The property is situated in the popular Saughton area of Edinburgh, which lies to the west of the City Centre. Local convenient shops cater for everyday needs nearby further amenities available in the neighbouring district of Sighthill, Corstorphine and at The Gyle Shopping Centre. There is a frequent bus and tram service to the City Centre and surrounding areas and the City Bypass is also easily accessible. Leisure activities in the area include Edinburgh Zoo, Carrick Knowe Golf Course, Murrayfield Stadium and Ice Rink and the beautiful Water of Leith Walkway. Local schooling can be found within walking distance, with Stenhouse and Balgreen primary schools close by. The nearby secondary schools are St Augustines and Forresters which in close proximity to the property.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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