

# 12/8 Saughton Mains Street

SAUGHTON, EDINBURGH, EH11 3HH



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



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



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.

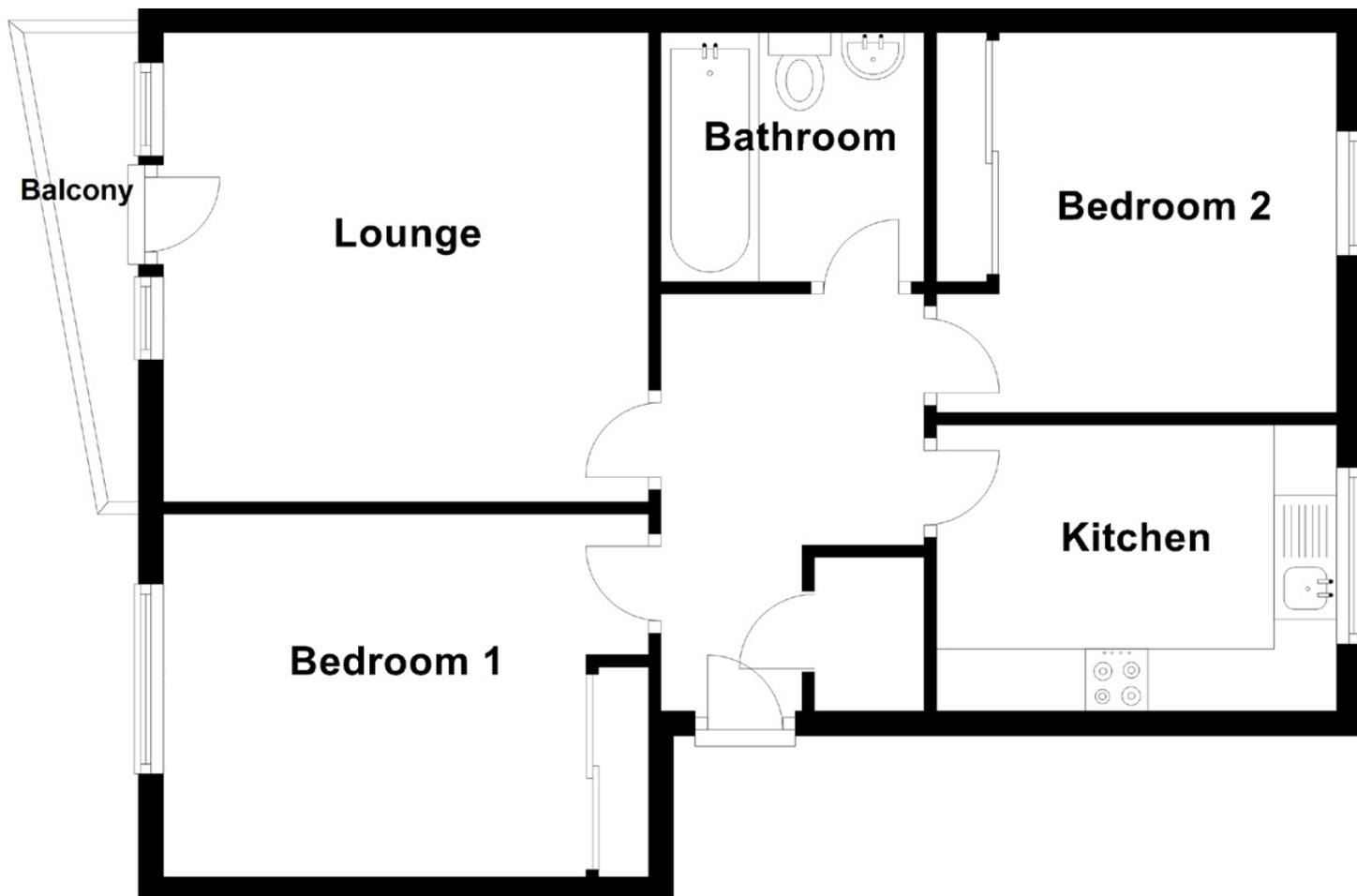


THIS IMAGE HAS BEEN VIRTUALLY STAGED



**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 (m<sup>2</sup>): 58m<sup>2</sup>

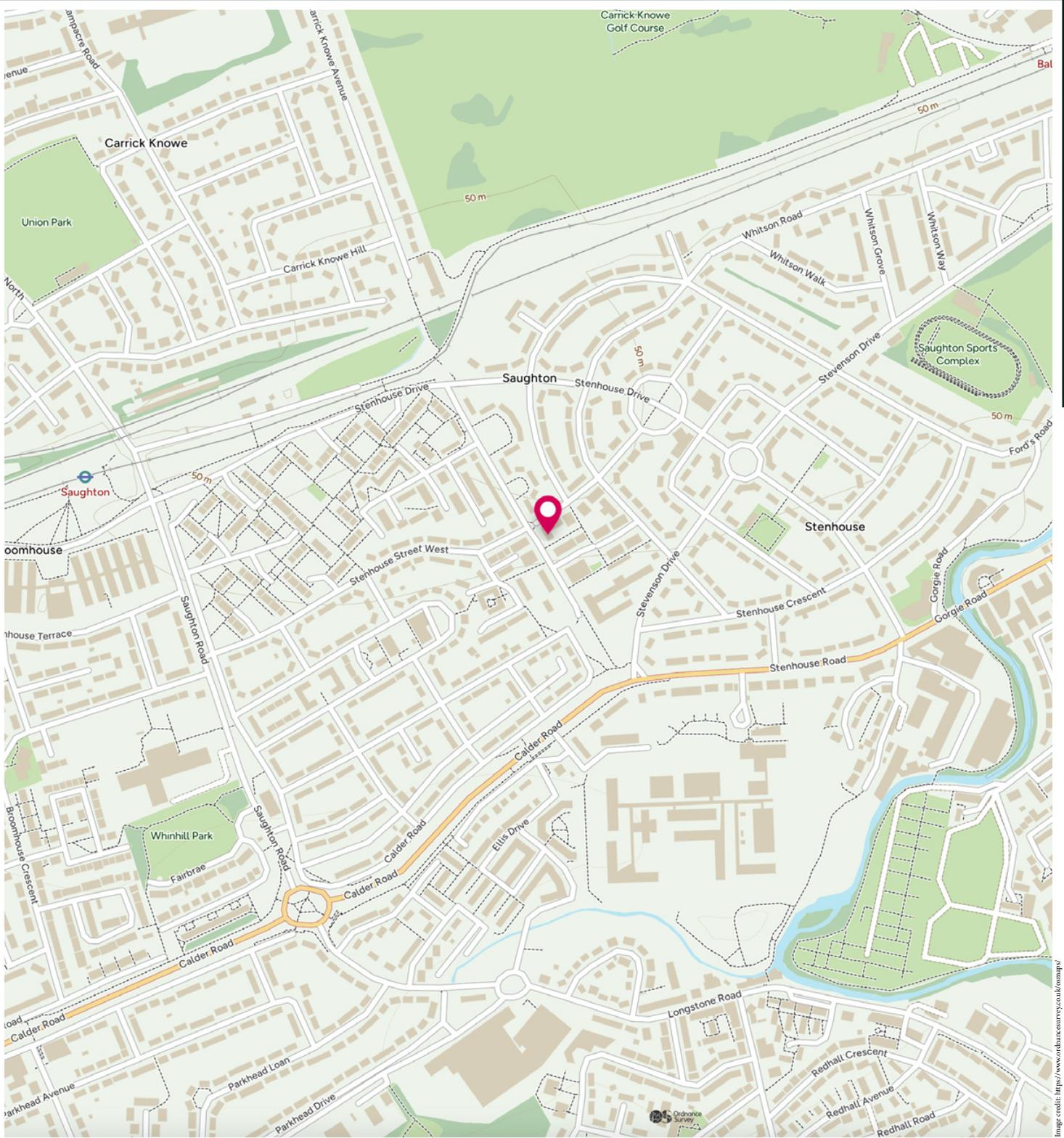
EPC Rating: C





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



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.