










Offers Over  
**£185,000**

## 67 Saughton Road

Saughton | Edinburgh | EH11 3LT

An excellent opportunity has arisen to purchase this delightful two bedroom main door lower villa benefiting from extensive, fully enclosed private gardens to the front and rear and conveniently positioned close to excellent transport links, reputable schooling and many shopping facilities.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  On-street parking
-  EPC Rating – D
-  Council Tax Band - A



## Description

This property shall undoubtedly appeal to the first time buyers, young families, retirees or rental investors alike and merits internal viewing to be fully appreciated. In brief the accommodation comprises; entrance vestibule, hallway with storage provisions. There is a sizeable front facing lounge with feature fireplace incorporating the gas fire. The kitchen is located off and is fitted with ample wall and base units with complementary worktops incorporating the built-in gas hob, electric oven and hood. A rear hallway provides access to the rear garden and benefits from three large storage cupboards. There are two sizeable double bedrooms, both with built-in wardrobes and the bathroom comprises of a white three piece suite with mains shower over bath. Further benefits include gas central heating with combi boiler and double glazing.



## Extras

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

## Gardens and parking

A shared pathway leads to the private area of garden ground to the front, which enjoys a high degree of privacy with high hedge borders. The area is mainly laid to lawn with pathway to entrance. Situated to the rear is a sunny west-facing garden, enjoying the sunshine for the majority of the day. Laid to lawn and housing two garden sheds. For the car owner, unrestricted on-street parking is available to the front.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

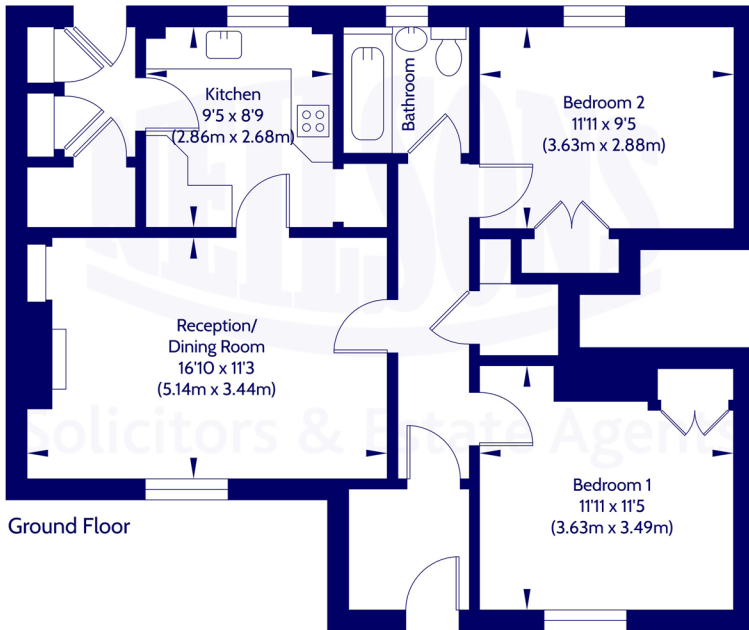
to the west of the City Centre. There is a selection of convenient local shops to meet day to day needs nearby, including a Tesco Extra with further amenities available in the neighbouring district of Corstorphine and at the nearby Gyle Shopping Centre, which houses a fantastic range of high street shops and services. 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. Schooling is well represented from nursery to secondary level with further education available within the area. Leisure activities in the area include Edinburgh Zoo, Murrayfield Stadium and Ice Rink and the beautiful Water of Leith Walkway together with many golf courses.



Approx. Internal Area 69.64 Sq M / 750 Sq Ft.

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.



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