










Offers Over
£195,000

144 1F2 Saughton Road North

Corstorphine | Edinburgh | EH12 7DS

A fantastic and rare opportunity has arisen to acquire this attractive three bedroom flat pleasantly positioned within a popular pocket of Corstorphine. Boasting spacious accommodation and a private rear garden while being close to excellent amenities and transport links, the property will appeal to a variety of buyers including first-time buyers, couples and investors. Early viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property is presented in move-in condition while briefly comprising of; welcoming entrance hallway with storage cupboards and access via a Ramsay ladder to a partially-floored attic offering scope for extension subject to planning permission, bright and airy lounge/diner with a gas fireplace, modern fully-fitted kitchen with a range of integrated white goods, tiling in splash areas and under-unit lighting while being finished with light-grey units and a stylish Quartz worktop, three generously-proportioned double bedrooms all with room for freestanding furniture and different configurations while two benefit from fitted wardrobes, and a partially-paneled bathroom suite with an over-bath rainfall shower and heated towel rail.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.



Extras

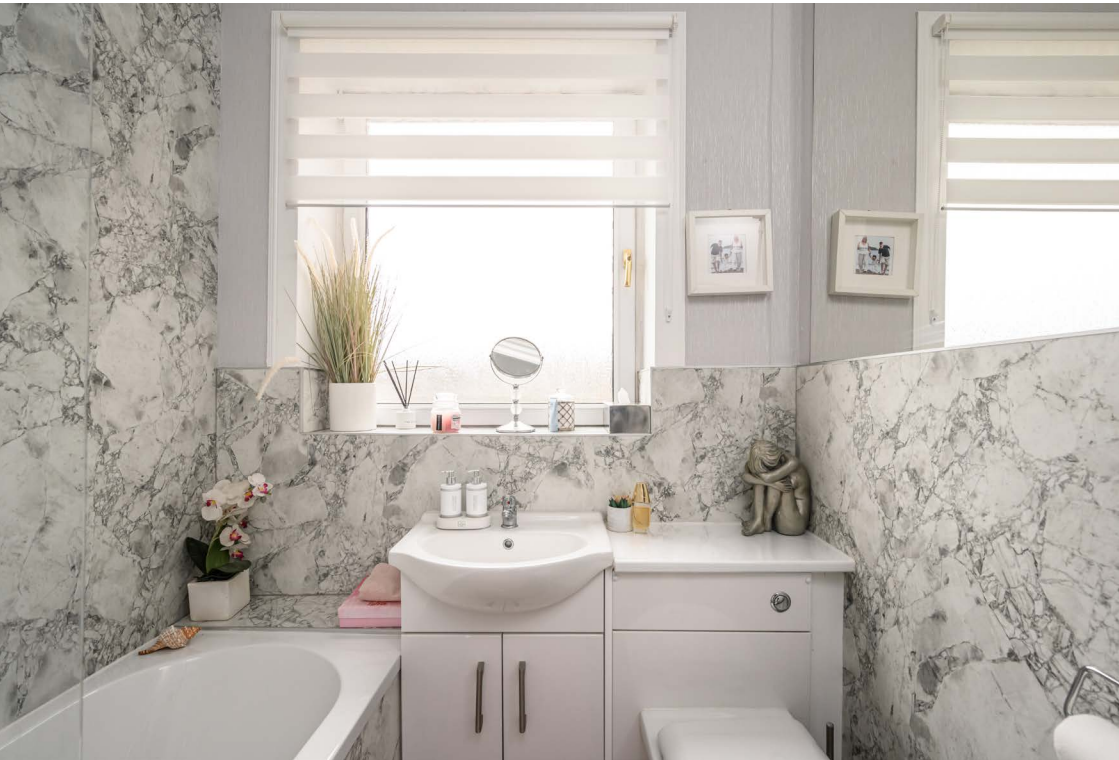
Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear of the building is a large South-West private garden space with two separate patio areas separated by a lawn with drying green. For the car owner, there is unrestricted on-street free parking to accommodate residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The property is in the sought-after residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a large Tesco's superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait offers a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh Airport.

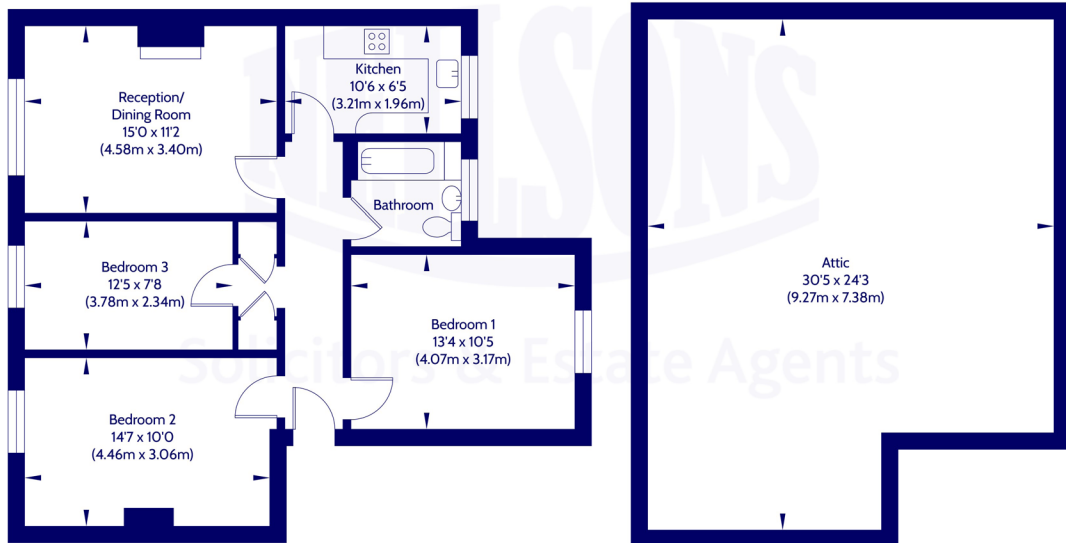


First Floor

Approx. Internal Area 72.51 Sq M / 780 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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Head Office

138 St John's Road
Edinburgh

Property Department

142 St John's Road
Edinburgh

City Centre

2a Picardy Place
Edinburgh

South Queensferry

37 High Street
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Bonnyrigg

72 High Street
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