



**lindsays**

**78 Saughtonhall Drive,  
Saughtonhall, Edinburgh, EH12 5TL**

*"A delightful end terraced house which benefits from a garage and offers an ideal family home in a popular location"*

- Entrance vestibule with storage cupboard
- Hall with under stair cupboard
- Bay windowed sitting room
- Twin windowed dining room/bedroom 4
- Kitchen with door to the rear
- Twin windowed master bedroom
- Two further bedrooms
- Bathroom
- Double glazing
- Electric heating
- Garage
- Private gardens to the front and rear

EPC Rating F

**FIXED PRICE £415,000**

**£20,000 LESS THAN HOME REPORT VALUE**



## Description

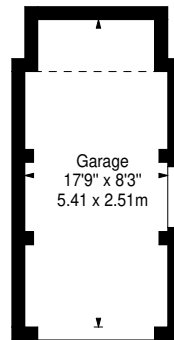
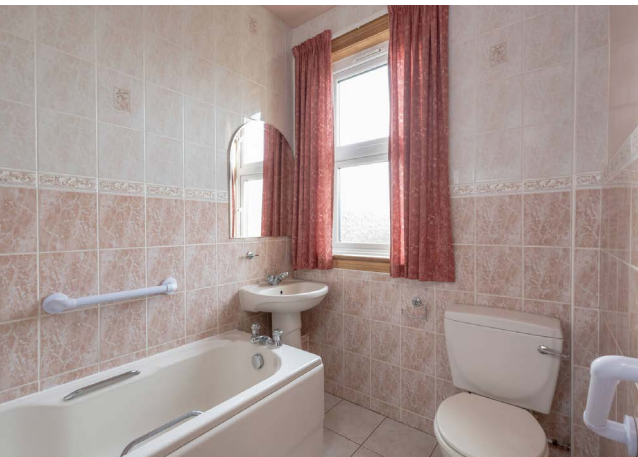
A delightful end terraced house which benefits from a garage, situated in the popular residential area of Saughtonhall. This lovely property offers an ideal family home with potential for reconfiguration subject to obtaining the necessary consents. In brief the accommodation comprises; entrance vestibule with storage cupboard, hall with small under stair cupboard and window to the side providing natural light, bay windowed sitting room, twin windowed dining room/ bedroom 4 overlooking the rear garden, kitchen with under stair pantry, window to the side and door to the rear, twin windowed master bedroom, two further bedrooms, and bathroom with shower over the bath. Please note this property is being sold as seen.

## Area

Enjoying a tranquil yet convenient setting to the west of the city centre, nestled between the ultra-desirable residential areas of Murrayfield and Balgreen, Saughtonhall is popular with young professionals and families owing to its varied housing stock, excellent transport links and fantastic local amenities. Residents benefit from local shops and services both here and in neighbouring Balgreen, including a convenience store, a post office and a library; these are supplemented by two large supermarkets in nearby Gorgie. For a traditional high-street shopping experience, St John's Road is just a few minutes' drive along Corstorphine Road and is lined with a diverse blend of independent shops and high-street retailers. Saughtonhall is traversed by the Water of Leith, so residents have direct access to the leafy Water of Leith Walkway – perfect for relaxed strolls or as a safe walking or cycling route into the heart of the capital.

## Viewing

by appointment contact Lindsays 0131 229 4040 or [propertyadmin@lindsays.co.uk](mailto:propertyadmin@lindsays.co.uk)



Ground Floor

Saughtonhall Drive,  
Edinburgh,  
Midlothian, EH12 5TL



Approx. Gross Internal Area  
983 Sq Ft - 91.32 Sq M

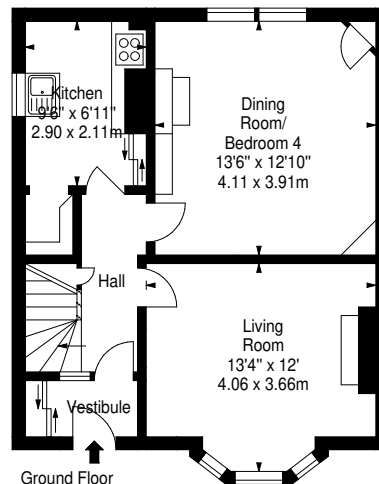
Garage

Approx. Gross Internal Area

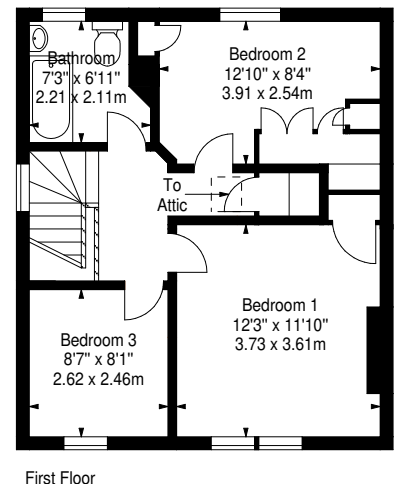
142 Sq Ft - 13.19 Sq M

For identification only. Not to scale.

© SquareFoot 2023



Ground Floor



First Floor

T: 0131 229 4040 E: [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.