

90 Saughton Mains Gardens

EDINBURGH, EH11 3GW



*50% SHARE IN A THREE BED
SEMI-DETACHED PROPERTY*



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McEwan Fraser is delighted to offer a 50% share in this three-bedroom semi-detached house. The property is presented to the market in excellent condition and enjoys generous proportions throughout. Benefits include gas central heating, double glazing, a driveway, and private front and rear gardens. The remaining 50% of the property is owned by Dunedin Canmore.

Internal accommodation is focused on a generous living room that has excellent levels of natural light and a beautiful contemporary finish. There is plenty of floor space for a large suite and supporting furniture which will give a new owner plenty of flexibility to create their ideal entertaining space.

A door from the living room opens into a dining kitchen that runs the full width of the property. The kitchen boasts a generous range of base and wall-mounted units that are set against a tiled splash-back. There is a mix of integrated and free-standing appliances, ample space for a dining table, and a patio door that opens into the low-maintenance rear garden.





Kitchen/Diner







Climbing the stairs, the first-floor landing gives access to two double bedrooms, a third single bedroom, the bathroom, and a large loft space for additional storage. Bedroom one is a large double bedroom with an integrated wardrobe and plenty of space for further free-standing bedroom furniture. Bedroom two is also a well-proportioned double with integrated storage. The third bedroom is a large single bedroom that can happily serve as a guest bedroom/home office. The bathroom completes the accommodation and includes a three-piece white suite with a shower over the bath and a window for natural light and increased ventilation.

A 50% share in a property like this is a rare opportunity and early viewing is highly recommended.



Bedroom 1

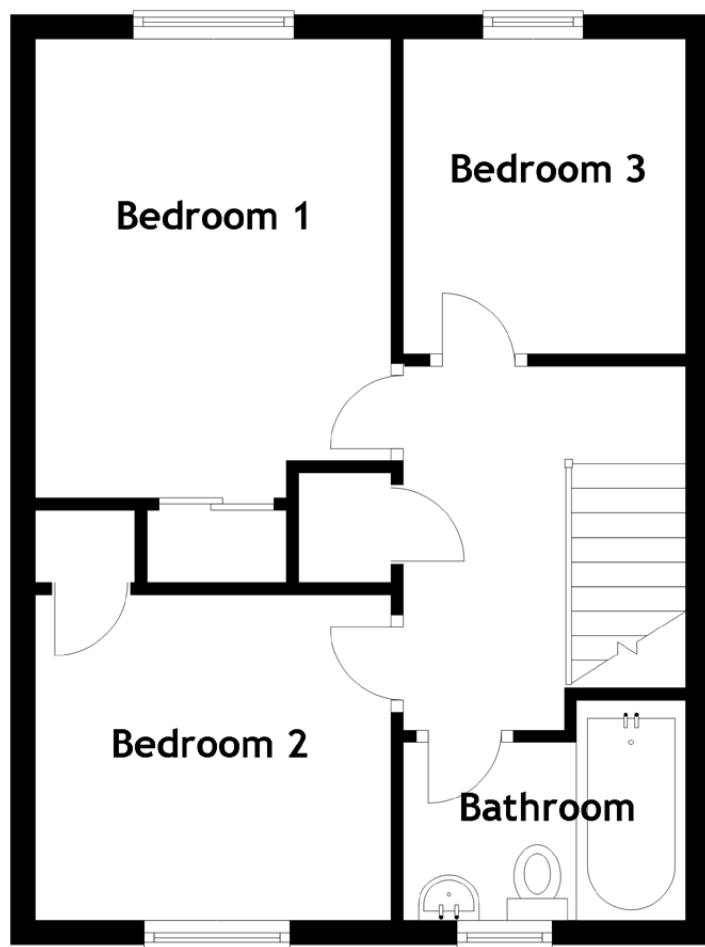
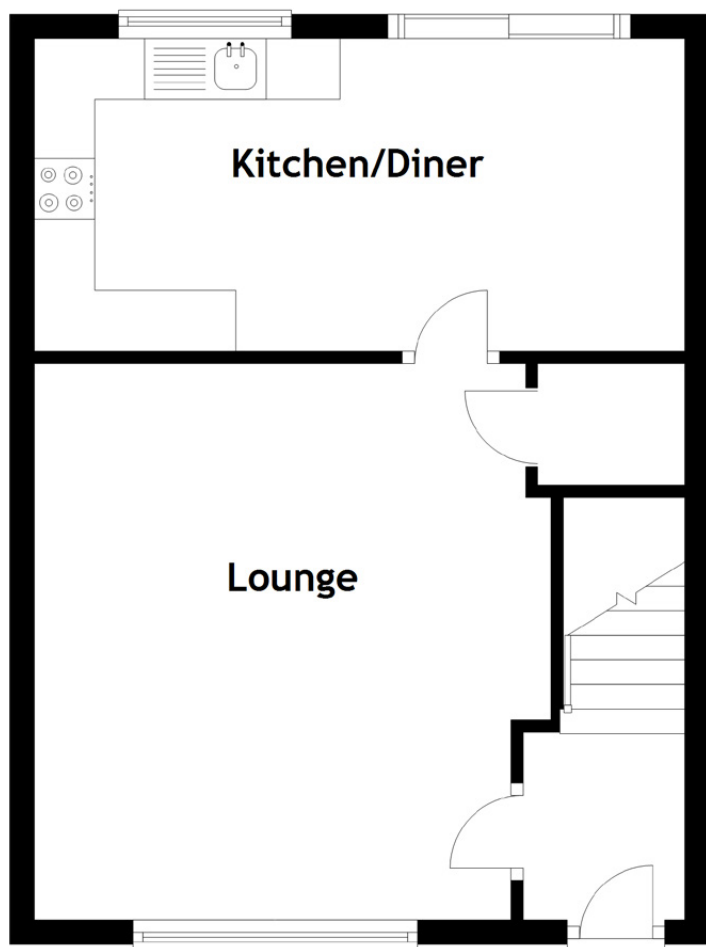




Bedrooms 2&3



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Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner 5.35m (17'7") x 2.57m (8'5")

Lounge 4.58m (15') x 4.25m (13'11")

Bedroom 1 3.78m (12'5") x 2.93m (9'7")

Bedroom 2 2.93m (9'7") x 2.68m (8'10")

Bedroom 3 2.59m (8'6") x 2.32m (7'7")

Bathroom 2.06m (6'9") x 1.81m (5'11")

Gross internal floor area (m²): 73m²

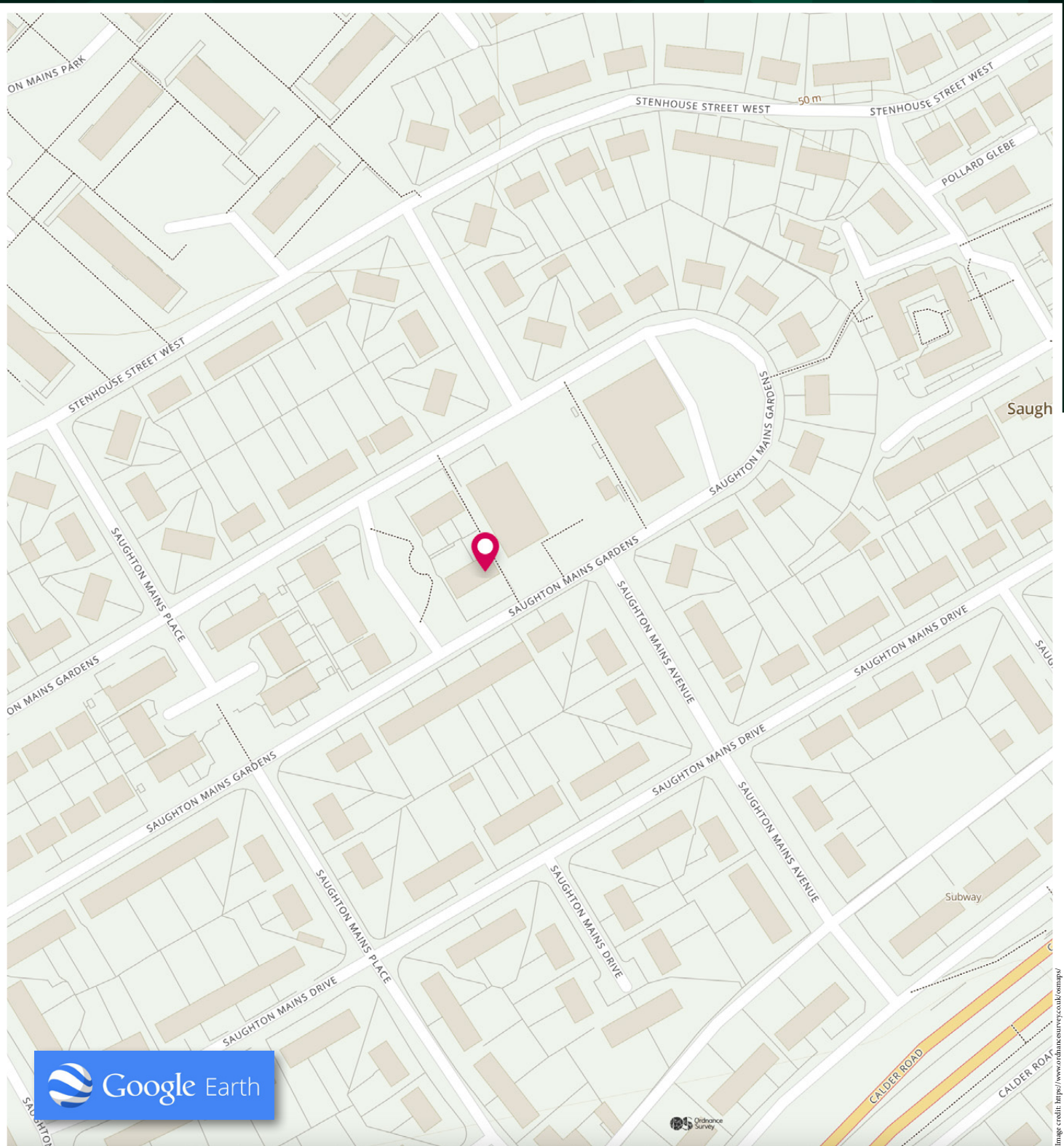
EPC Rating: C





The property is situated in the popular Saughton area of Edinburgh, which lies approx. five miles 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 providing links to central Scotland's main motorway network. 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
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Text and description
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