




McEwan Fraser Legal
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20B Saughton Mains Gardens

SAUGHTON, EDINBURGH, EH11 3QQ

Saughton

“Local schooling can be found within walking distance”



Saughton is in a popular and much sought after residential district lying to the west of the City Centre. The City Centre itself lies within close proximity and can be easily accessed by car or numerous bus services lying close to hand. The property is ideally located for the Edinburgh Tram network, with the nearest stop being Saughton just a short walk away. The M8 is also within easy and quick access, as is Edinburgh Airport. Stenhouse Cross, which is located a minutes' walk from the property, will provide you with everything for your daily requirements. The Gyle Shopping Centre, with its major retail outlets such as Marks & Spencer and Morrisons, is only a short distance from the property and here, a more varied range of facilities can be found.

Local schooling can be found within walking distance, with Stenhouse and Balgreen primary schools close by. The nearby secondary schools are St Augustines and Forrester is in close proximity to the property. Heriot-Watt University is also just a short distance away by bus or car. There are many recreational facilities including Murrayfield Ice Rink, Carrick Knowe Golf Course and Saughton Park with its astroturf football pitch and children's play area, all in the nearby vicinity.



The Property



“Highly desirable two double bedroom mid terraced house.”

McEwan Fraser Legal is delighted to present to the market this highly desirable two double bedroom mid terraced house, making for an ideal starter home, that is located within the popular Saughton area of Edinburgh.

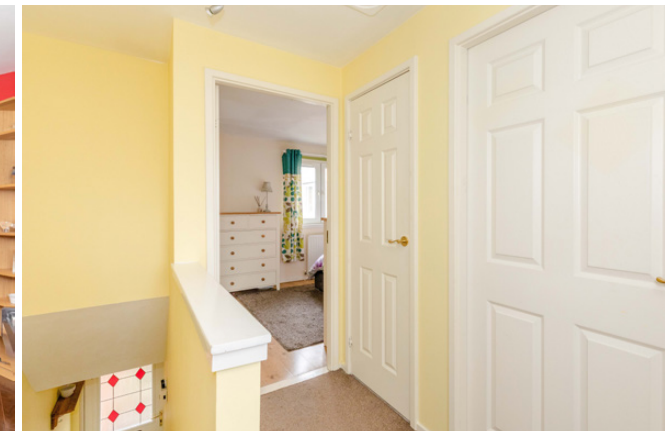
The lounge is located at the front of the property and has a large window filling the room with natural

light. The spacious kitchen is fitted with a generous number of floor and wall mounted units, sufficient worktop space and provides access to the low maintenance rear garden.

There are two well proportioned double bedrooms which are naturally bright with floor space for a range of free standing furniture. The bedrooms also benefit

from built-in wardrobe/cupboard space. Internal accommodation is completed by a three-piece bathroom with an shower over bath.

This property also benefits from gas central heating, double glazing and off street parking.





Specifications

Approximate Dimensions (Taken from the widest point)

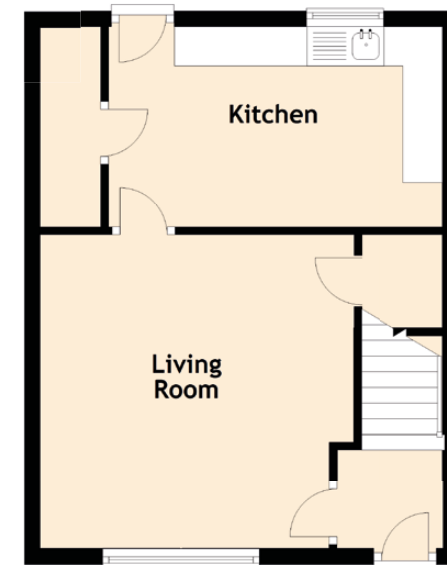
Ground Floor

Living Room 4.00m (13'1") x 4.00m (13'1")
Kitchen 4.27m (14') x 2.55m (8'4")

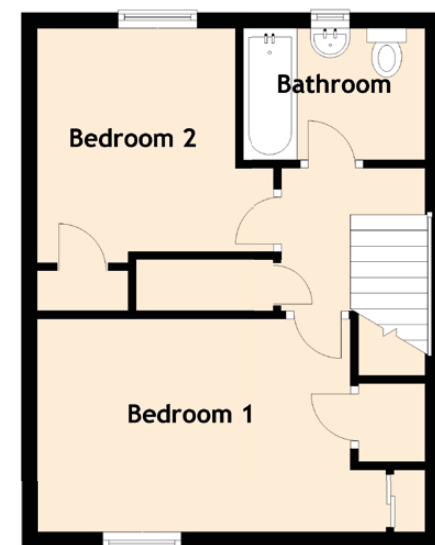
First Floor

Bedroom 1 4.30m (14'1") x 2.72m (8'11")
Bedroom 2 3.15m (10'4") x 2.52m (8'3")
Bathroom 2.33m (7'8") x 1.68m (5'6")

Ground Floor



First Floor



Gross internal floor area (m²): 65m² | EPC Rating: C

Extras (Included in the sale): Fridge freezer and washer dryer will remain with the property

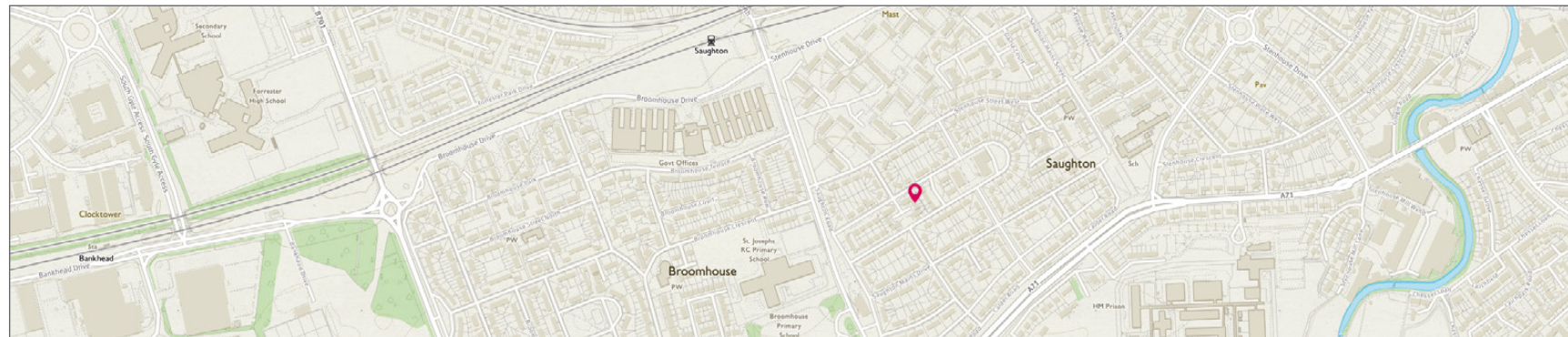


Image credit: <https://www.outline-survey.co.uk/omaps/>



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