



102 Saughton Mains Gardens, Edinburgh, Midlothian EH11 3PZ
Offers Over £209,000

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ACOMPANIED VIEWINGS AND VIRTUAL TOUR AVAILABLE

Knightbain are delighted to bring to the market this modern 2 bedroom terraced house in the ever popular area of Saughton Mains, Edinburgh. The property benefits from a driveway and secure private south facing landscaped garden to the rear. With contemporary decoration throughout, this property is in true walk-in condition, a real credit to the current owners. Perfect for commuters working in Edinburgh, the property is close to transport links into the center of town. Early viewing is highly recommended.

Property Description

Upon entering the property, the bright contemporary lounge with large storage cupboard is to the right. This gives access to the modern re-fitted high gloss kitchen with a range of base and wall units and corian worktops. All appliances are included in the sale. Access to the private south facing landscaped garden is provided from the kitchen. Upstairs there are 2 spacious double bedrooms, both with double fitted wardrobes. A family bathroom completes the accommodation. The property further benefits from a mono-blocked driveway and additional visitors parking to the front.

Lounge
14'7 (4.45m)

Breakfasting Kitchen
13'9 x 10' (4.19m x 3.05m)

Bedroom One
11'8 x 9'9 (3.56m x 2.97m)

Bedroom Two
11'10 x 7'9 (3.61m x 2.36m)

Bathroom
6'10 x 6'6 (2.08m x 1.98m)

Location

The property lies in the popular Saughton area of Edinburgh, located to the west of the city centre. Saughton offers a variety of different styles of properties suitable for professionals and families. Residents benefit from a selection of convenient local shops which meet day to day needs and supermarkets nearby in Corstorphine, The Gyle Shopping Centre, Gorgie and Hermiston Gait. For a traditional high-street shopping experience, there is a wide range of shops in Corstorphine, a short drive from the property. There is easy commuting into the City by bus or tram and also swift access to the M8/M9 motorway network, Edinburgh City Bypass and Edinburgh International Airport. Well - regarded local schools and further education establishments cater for all levels, the catchment area being Stenhouse Primary School and Tynecastle High School. Heriot Watt and Napier Universities are within easy travelling distance.

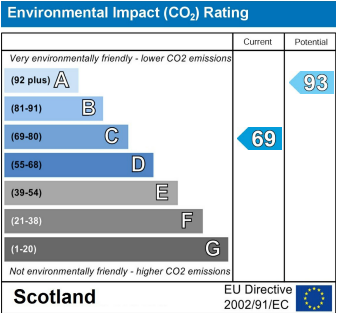
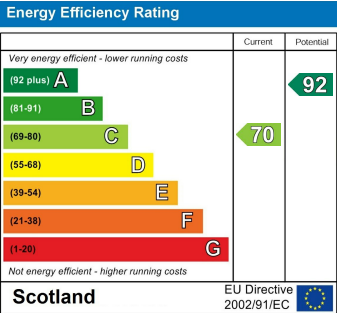
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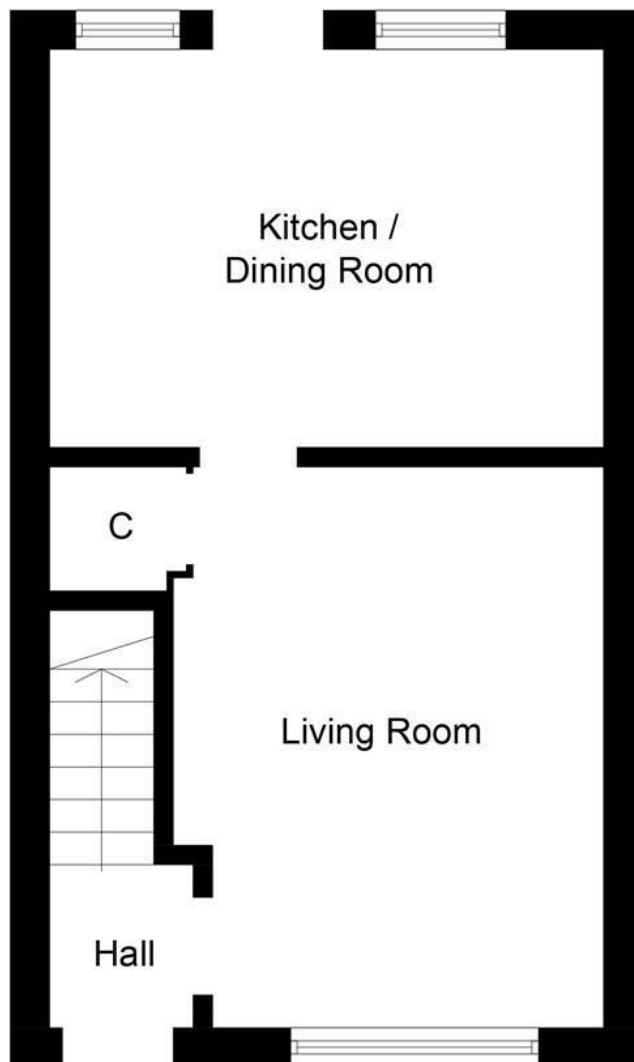
The development is managed with a factor fee of approx. £120 per year.

Viewing

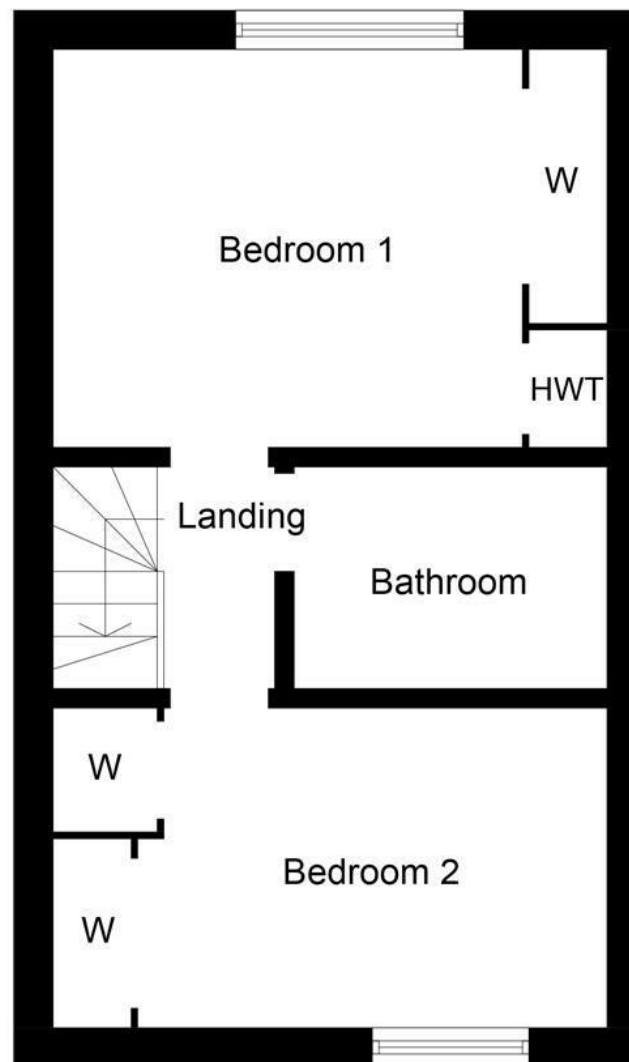
Viewing by appointment contact KnightBain Estate Agents
Tel: 0131 644 3500
Email: info@knightbain.co.uk

Early viewing is highly recommended.





Ground Floor
Approximate Floor Area
343 Sq. ft.
(31.9 Sq. m.)



First Floor
Approximate Floor Area
343 Sq. ft.
(31.9 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars, whilst carefully prepared, are not warranted.

Prospective purchasers should make their own enquiries to confirm the details of this property.

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