



Solicitors & Estate Agents










Offers Over

£335,000

4 Saughtonhall Avenue

Murrayfield | Edinburgh | EH12 5RL

This immaculate, truly stunning main door lower villa benefiting from a private enclosed rear garden is pleasantly situated within the sought after district of Murrayfield, close to the city centre, excellent local amenities and transport links.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

The accommodation which is presented to the market in true move-in condition would appeal to the professionals or growing families and early viewing is highly recommended. In brief, the property comprises; entrance vestibule, welcoming hallway with useful storage, spacious and bright reception room with gas fireplace, stunning fitted kitchen with integrated appliances and door accessing rear garden, generously proportioned principal bedroom quietly situated to the rear with fitted wardrobes, two further well proportioned bedrooms and contemporary shower room. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens & Parking

There is a generous sized fully enclosed south facing private garden to the rear with decking area, creating the perfect haven for outside dining/relaxing and for children to play. To the front there is an enclosed private garden and ample on-street parking for the car user.

Viewing

By appointment through Neilsons 0131 625 2222.



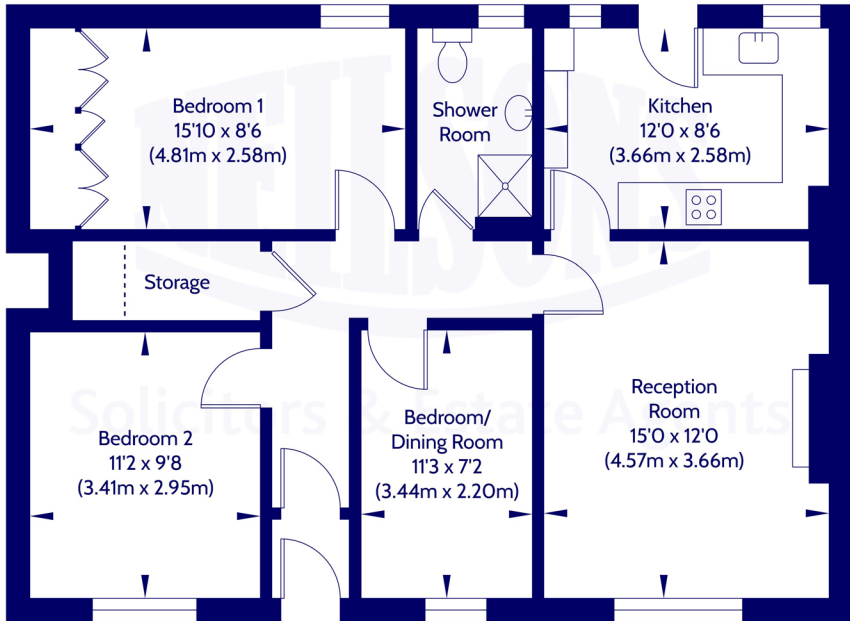


Location

The property enjoys a convenient location in the popular West Edinburgh suburb of Balgreen, close to the tram link, a Scotmid supermarket and the delightful green spaces of Saughton Park and Rose Garden. A wealth of local shops and services can be found within easy walking distance of the property with a choice of supermarkets including Murrayfield Sainsburys also close at hand. Local schooling is available from nursery to secondary level within walking distance and a wide choice of sporting and recreational facilities can also be found in the vicinity. Frequent tram services provide swift access in to the city centre and out to The Gyle, Edinburgh Park and the airport, and regular bus services connect swiftly to other areas of the city.



Ground Floor
Approx. Internal Area 74.04 Sq M / 797 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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