



18a, Saughton Mains Gardens

Saughton, Edinburgh, EH11 3GX

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Summary

Presented in move-in condition with light neutral décor throughout, this two-bedroom mid-terrace house is a spacious residence in Saughton, offering a large living room and dining kitchen, as well as great storage throughout. It benefits from a convenient location near amenities and transport links; plus, it has an enclosed rear garden that enjoys a lawn and a patio, as well as a sunny, southeast-facing aspect – perfect for summer barbecues.

Extras: all fitted floor coverings, window blinds, light fittings, and an integrated oven and gas hob to be included in the sale.

Features

- Well-presented mid-terrace house
- Situated in popular Saughton
- Lightly decorated interiors
- Welcoming entrance hall
- Bright and airy living room
- Dining kitchen with storage
- Two bedrooms with storage
- Bathroom with overhead shower
- Private front and rear gardens
- Allocated parking space
- Gas central heating and double glazing
- EPC Rating - C





“Well-presented mid-terrace house situated in popular Saughton”







Two bedrooms with storage,
bathroom with overhead shower,
and private front and
rear gardens

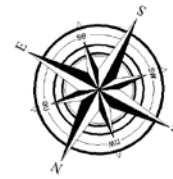
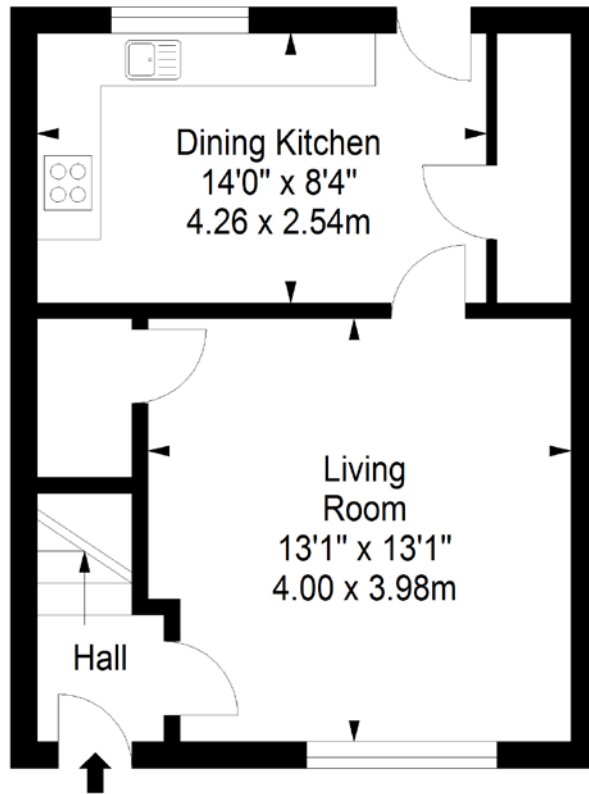




Floorplan

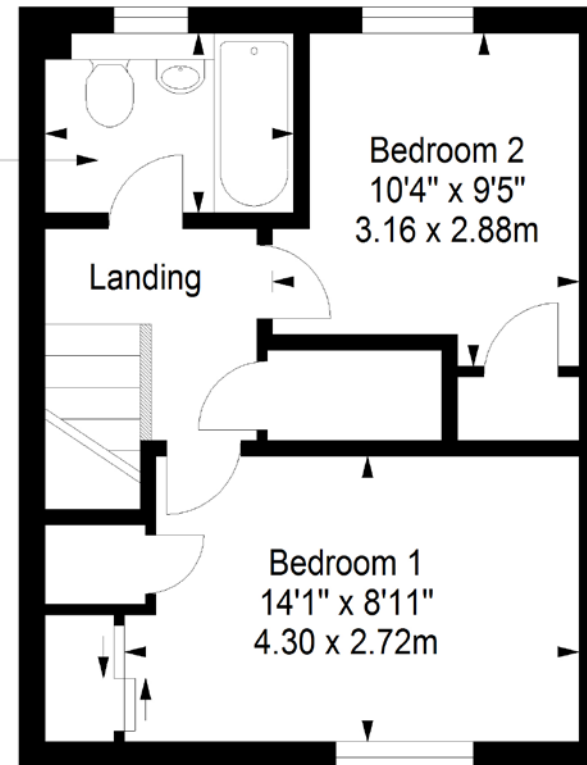
Ground Floor

Approx. 33.8 sq. metres (363.8 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.8 sq. feet)



Total area: approx. 67.6 sq. metres (727.6 sq. feet)

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

