










Offers Over
£230,000

174 Saughton Road North

Corstorphine | Edinburgh | EH12 7DS

A fantastic opportunity has arisen to purchase this immaculate, beautifully presented extended main door lower villa with private gardens to front and rear. Offering flexible accommodation, the property is close to excellent amenities and transport links and would undoubtedly appeal to professionals or growing families.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage cupboard, spacious and bright lounge with feature fireplace and open plan to fantastic sized kitchen/dining/family area with patio doors providing direct access to private rear garden, light and airy principal bedroom with built-in storage, two further well proportioned bedrooms and stunning bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the cooker, fridge/freezer, integrated microwave, integrated dishwasher and washing machine.

Gardens and Parking

To the rear of the property is a fantastic sized private garden which has an area of decking and is mainly laid with artificial grass for ease of maintenance. There is a further section of private garden to the front of the property and on-street parking can be found within the area.

Viewing

By appointment through Neilsons 0131 625 2222.



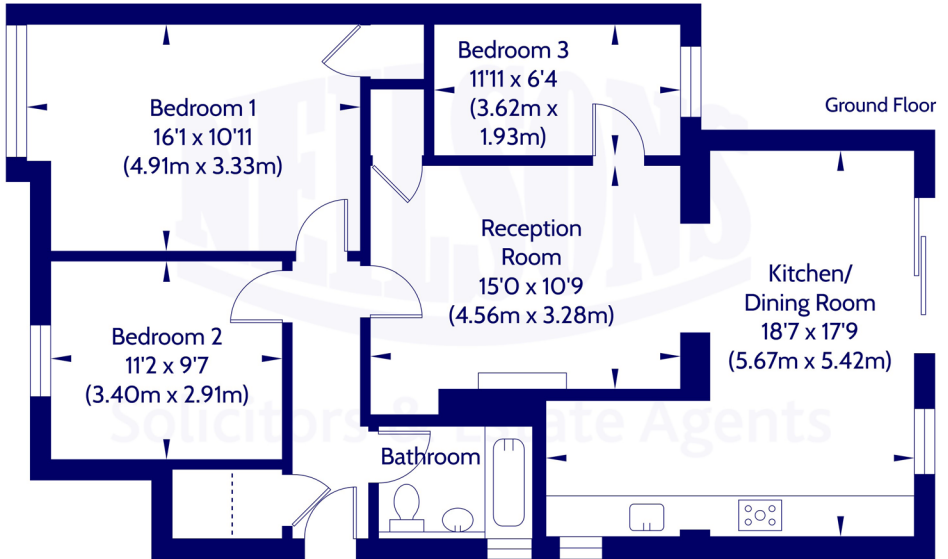


Location

The property is in the ever-popular residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with Tesco and Lidl supermarkets within easy reach with The Gyle Shopping Centre and Hermiston Gait offering a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.



Approx. Gross Internal Floor Area 87.97 Sq M / 947 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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