










Offers Over
£175,000

10/2 Saughton Loan

Saughton | Edinburgh | EH12 5TA

An excellent opportunity has arisen to purchase this bright first floor flat with garden situated within the established area of Balgreen, close to excellent amenities and commuting links. The property would appeal to professionals, first time buyers, investors and retirees looking to downsize.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Private Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

In summary, this delightful property boasts well-presented and thoughtfully designed accommodation throughout. Upon entering, you are welcomed by a bright and inviting hallway that sets the tone for the rest of the home. The spacious reception room is beautifully decorated in a modern style, offering ample space for both relaxation and dining. A focal fireplace enhances the room's warmth and character, creating a cozy yet stylish ambiance.

The contemporary fitted kitchen is equally impressive, featuring sleek cabinetry, integrated appliances including a hob, oven, and hood, and ample counter space for meal preparation. This functional and stylish space is ideal for home cooking. Both double bedrooms are generously proportioned, with one benefiting from fitted wardrobes, providing excellent storage solutions while maintaining a clean and uncluttered feel. The second bedroom offers versatility, making it suitable as a guest room, home office, or additional sleeping area. Completing the accommodation is a fully tiled, modern shower room, fitted with a spacious cubicle housing a thermostatic shower. Its contemporary design ensures both style and functionality, offering a fresh and invigorating space to start or end your day. Additional features include efficient gas central heating and double glazing throughout, ensuring comfort and energy efficiency year-round. This charming home combines style, comfort, and practicality, making it an ideal choice for a range of buyers.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

The property benefits from a private garden area situated at the rear of the building, complete with a shed that will be included in the sale. Additionally, residents have access to a well-maintained communal drying green, providing convenient outdoor space. Ample on-street parking is available in the surrounding area, ensuring easy access for both residents and visitors.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

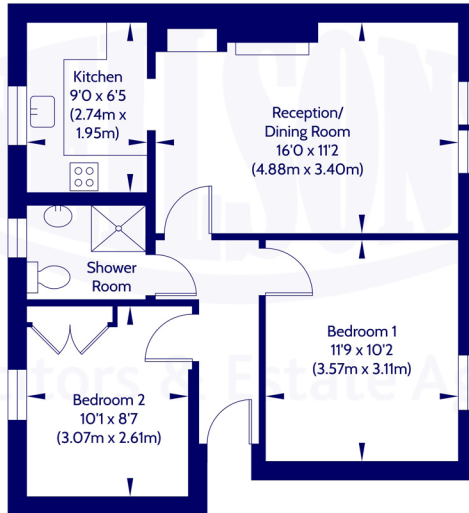
The property is in the popular Balgreen area of Edinburgh, lying to the west of the City Centre. There is a selection of convenient local shops to meet day to day needs nearby, including a Scotmid, and further amenities can be found in the neighbouring district of Corstorphine and at The Gyle Shopping Centre which houses a fantastic range of restaurants and high street shops. There is a frequent bus and tram service to the City Centre and surrounding areas and the City Bypass is also easily accessible, providing links to central Scotland's main motorway network. Leisure activities in the area include Edinburgh Zoo, Murrayfield stadium and the beautiful water of Leith walkway. Education from nursery to secondary level is well catered for and both Napier and Heriot-Watt University are within easy travelling distance.





Approx. Gross Internal Floor Area 49.7 Sq M / 535 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

