



5/5 Saughton Mains Terrace
Saughton, Edinburgh, EH11 3NX



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1 bedroom 1st floor flat, ideal for a first time buyer and within walking distance to a tram stop.

- Bright sitting room
- Spacious kitchen/dining room
- Double bedroom with built-in wardrobe
- Boxroom
- Shower room with 3 piece suite
- Gas central heating & double glazing
- Communal rear garden
- Attic storage space
- Ideal for a first time buyer
- Excellent location close to public transport

Offers Over: £125,000

EPC Rating: C

Council Tax: A

Tenure: Freehold

Further information can be found in the home report.

About the Property

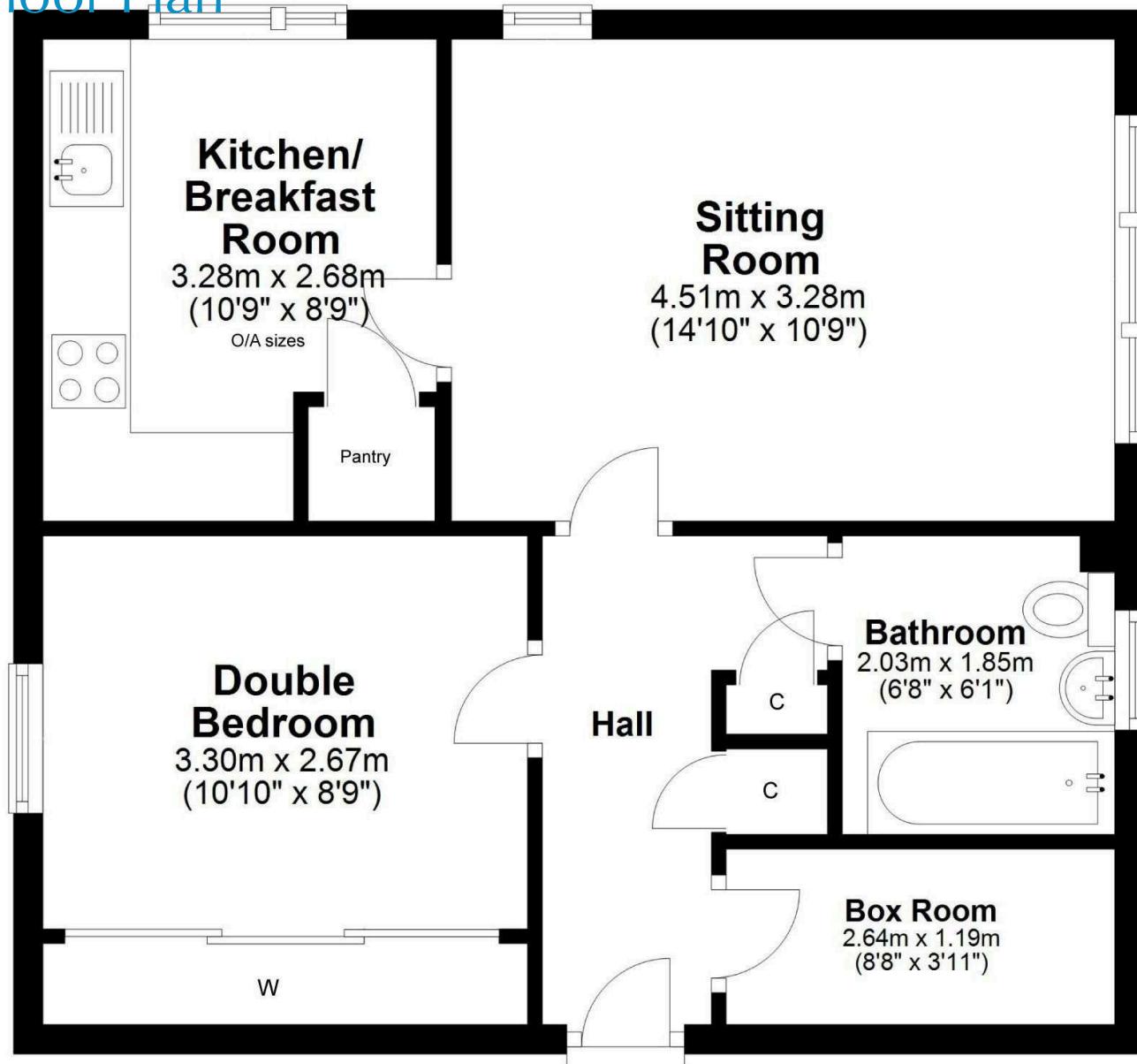
This well presented 1 bedroom 1st floor flat is situated in the Saughton area of Edinburgh and will be of particular interest to a first time buyer. The property is bright and well proportioned throughout with excellent storage space and a handy boxroom. Further benefits include gas central heating, double glazing and attic storage space.

Extras

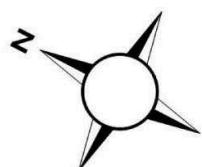
To include all fitted floor coverings, curtains, blinds, fridge/freezer, washing machine, oven & hob. No warranties will be given in relation to appliances and services.



Floor Plan



First Floor



Location

The property is situated in the popular area of Saughton which is located a short distance to the west of the city centre. Within the vicinity there is an excellent range of local amenities including schools, shops and recreational facilities. Local shopping is available on nearby Corstorphine Road, and further shopping can be found at the Gyle Centre and at Hermiston Gait Retail Park. Recreational facilities are well catered for and include Saughton Sports Centre and Carricknowe Golf Club. Regular public transport runs to and from the city centre with Saughton Tram stop within walking distance and there are good links to the city bypass and to other major motorway networks.





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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.