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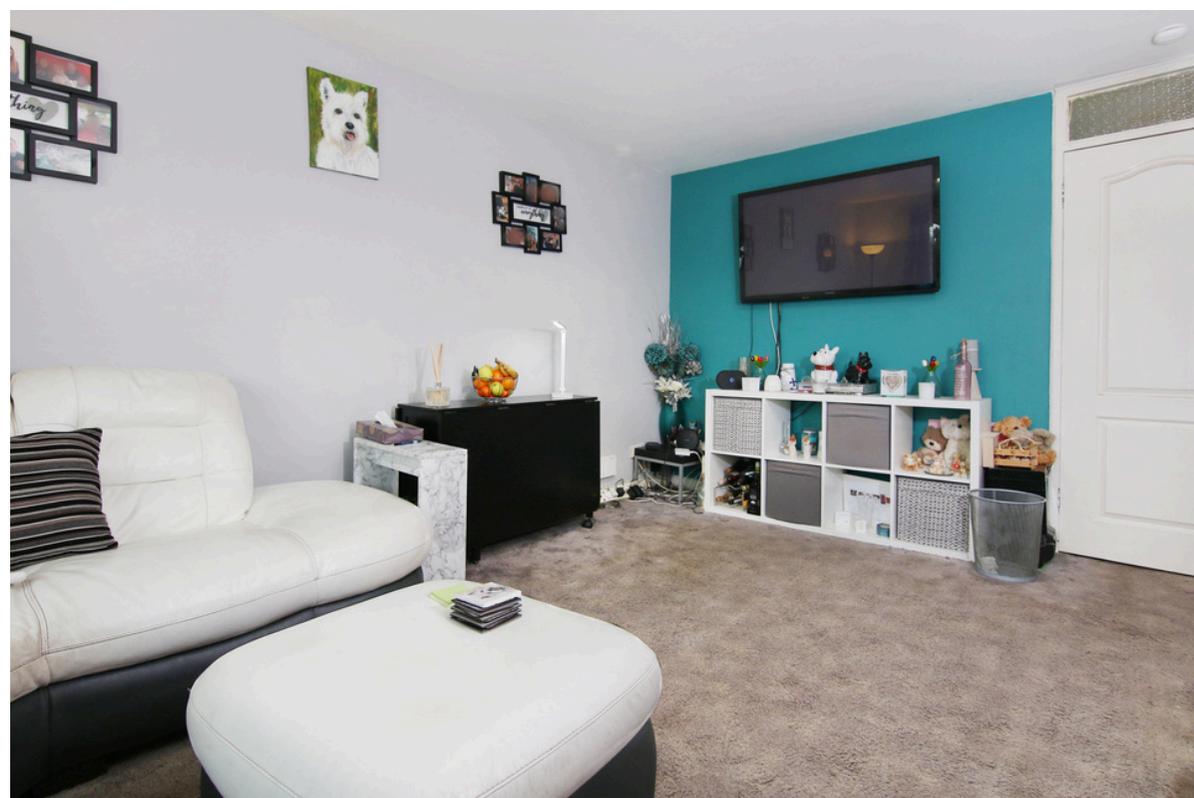
**38/5 Saughton Mains Terrace**

Edinburgh EH11 3NL

# 38/5 Saughton Mains Terrace

Nestled in a quiet cul-de-sac, this two-bedroom second floor flat, offers generously proportioned accommodation, and is close to schools and great local amenities. Laid out around a large green space with children's play area, it's perfect for young families and pets. Every room boasts great proportions, with the two double bedrooms of equal sizes and there is great storage, including a large walk-in cupboard in the hall and a large external store at ground level. This home is ready to move into, and is sure to appeal to a wealth of buyers and with easy access to the Gyle Business Park, RBS HQ at Gogarburn, and Edinburgh International Airport. Great transport links, also give quick access into the city, including the tram network and the Water of Leith cycle path network.

*Extras: all fitted floor coverings, light fittings, oven and hob, will be included in the sale.*



## Property Summary

- Second floor flat in popular Saughton
- Spacious lounge/diner
- Generous kitchen
- Two excellent double bedrooms
- Three-piece bathroom
- Gas central heating (New boiler 2 years old) & double glazing
- Large private external store
- Shared green to rear
- Unrestricted resident parking areas
- EPC Rating - C | Council Tax Band - B

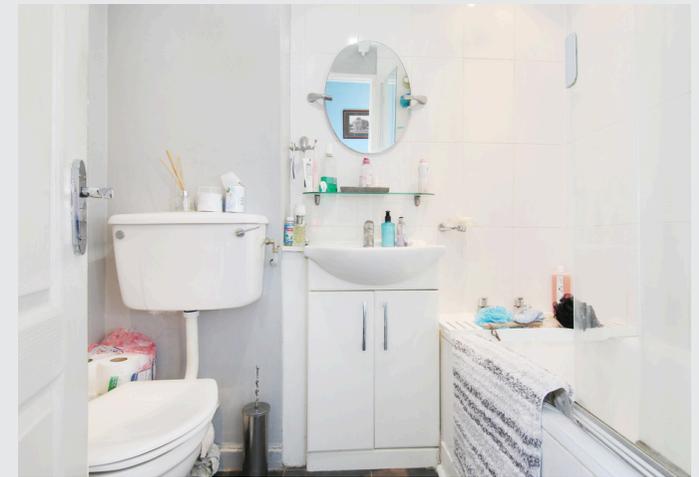
Home Report Value - £130,000





Spacious  
two bedroom  
flat in quiet  
residential area





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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**Second Floor**

Approx. 65.1 sq. metres (700.5 sq. feet)

## Location

Saughton is a very popular residential, some 3 miles west from the city centre. Good local amenities can be found at Stenhouse Cross or nearby Gorgie Road with both a Sainsbury's and Asda store nearby. Hermiston Gait retail park and the Gyle shopping centre, are also a short drive/tram ride away. Various leisure opportunities include Carrick Knowe golf course and the extensive space of Saughton Park. Access to the cycle path network, offers pedestrian/cycle access around town. Murrayfield Ice Rink and Edinburgh Zoo are within easy reach. Schooling is well represented from nursery to senior level. With Stenhouse Primary less than a 10 minute walk and Balgreen Primary School, a short drive away. Frequent public transport including the tram network run to the City Centre and surrounding areas. Easy access to Edinburgh City Bypass provides links to major motorway networks and Edinburgh International Airport.