





Welcome

Welcome to Saughton Loan, this well-presented two-bedroom lower villa is situated in the popular residential area of Saughton, lying to the West of Edinburgh City Centre, offering comfortable accommodation with private gardens to the front and rear, along with access to a shared drying green. This property would make an ideal purchase for first-time buyers, downsizers, small families or buy-to-let investors seeking a well-maintained home in a convenient location. The property benefits from on-street parking and is ideally located for easy access to local amenities and transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway
- Bright front facing living room
- Modern fitted kitchen
- Contemporary bathroom, presented as a shower room
- Two bedrooms
- Double glazing
- Gas central heating
- Private front and rear gardens
- Shared drying green
- On-street parking available





Saughton

Saughton is a well-established residential area to the west of Edinburgh city centre. The property is conveniently located for a wide range of local shops, supermarkets, and leisure facilities. Excellent public transport links and nearby tram and bus routes provide quick and easy access to the city centre, Edinburgh Airport, and surrounding areas. The nearby Union Canal, Saughton Park, and Carrick Knowe Golf Course offer pleasant outdoor and recreational opportunities. Schooling is represented from nursery to secondary school.

Extras

Included in the sale are the integrated kitchen appliances, white goods, fixtures & fittings and all floor coverings.



Get in touch

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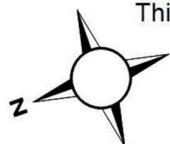
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EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.