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61 Saughton Road, Edinburgh, EH11 3LT

Light & Tastefully Presented, Two-Bedroom, Upper Villa with Private Garden

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Property Description

Light and tastefully presented, two-bedroom, traditional upper villa, with a private garden. Conveniently located in the popular Saughton area, west of Edinburgh city centre.

Comprises an entrance hall and stairway, hall, living/dining room, kitchen, two double bedrooms, and a shower room.

Highlights include a modern fitted kitchen and bathroom, quality bamboo hardwood flooring, gas central heating and double glazing. In addition, there is excellent storage including bedroom stores, and a large loft with recent planning for a two-bedroom conversion.

Externally there is a generous garden plot to the rear, with a lawn and a store shed; whilst ample unrestricted parking is to the front and surrounding streets.

A welcoming entrance hall affords access throughout the property, including a convenient storage cupboard. Set to the front, a spacious living room has wood effect flooring, a feature fireplace, a light fitting, and ample space for dining. A good-sized kitchen is set to the rear, with superb storage provision including three built-in cupboards; whilst fitted units include stone effect worktops, a tiled surround, and a range of appliances available by separate negotiation.

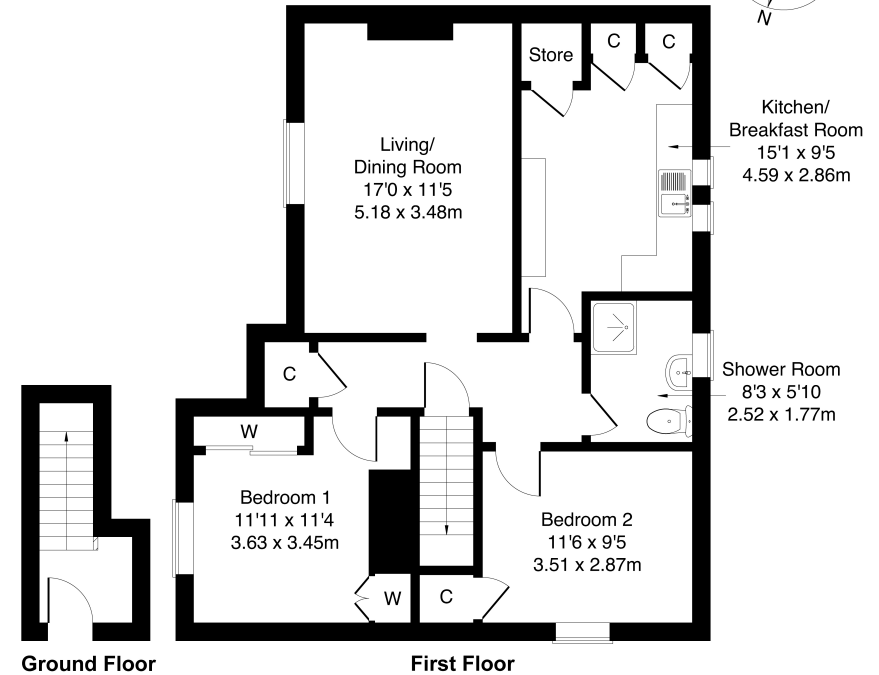
Set to the front, bedroom one offers a spacious room for freestanding furnishing, and features wood effect flooring, a central light fitting, and two built-in wardrobes with one including mirrored sliding doors. A further well-sized double bedroom is set to the rear, and also includes a built-in storage cupboard. Completing the accommodation, a bright shower room includes an electric shower unit, panelled and tiled splash walls, and a vanity storage unit.

A selection and furniture and appliances are available for inclusion in the sale.



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Approximate Gross Internal Area: (829 sq ft - 77 sq m.)

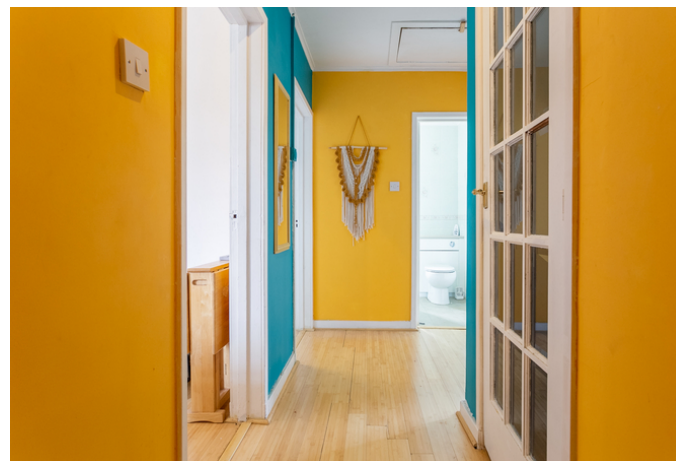


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Saughton, a long-established western residential suburb of Edinburgh, offers plenty of local amenities and a selection of supermarkets within a short radius, including a large Sainsbury's at nearby Longstone. The Gyle and Hermiston Gait retail parks are both within easy reach, with a range of local shops on Saughton Road North and at nearby Corstorphine. There is easy commuting into

the city by bus or tram, with the city bypass and major trunk routes also readily accessible. Well-regarded local schools and further education establishments cater for all levels, and several leisure centres and gyms lie within close proximity, with a number of parks, including Union Park, also serving the area.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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