



## 1 Saughton Park, Edinburgh, EH12 5TB

Light and Well-Presented, Two-Bedroom, Lower Villa, with Private Gardens

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# Property Description

Light and well-presented, two-bedroom, traditional lower villa, with private gardens. Located on a quiet and leafy street, in the desirable Balgreen residential area, just west of Edinburgh city centre.

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

Highlights include a fitted kitchen with appliances, a bright modern bathroom, gas central heating, contemporary flooring throughout, spotlighting for the lounge, and double glazing.

Freshly prepared for the market in light neutral decor, with all appliances and furnishings available for inclusion in the sale.

Externally, the property benefits from a low maintenance patio garden to the front, a shared green to the rear together with a second plot incorporating a lawn area and a storage shed.

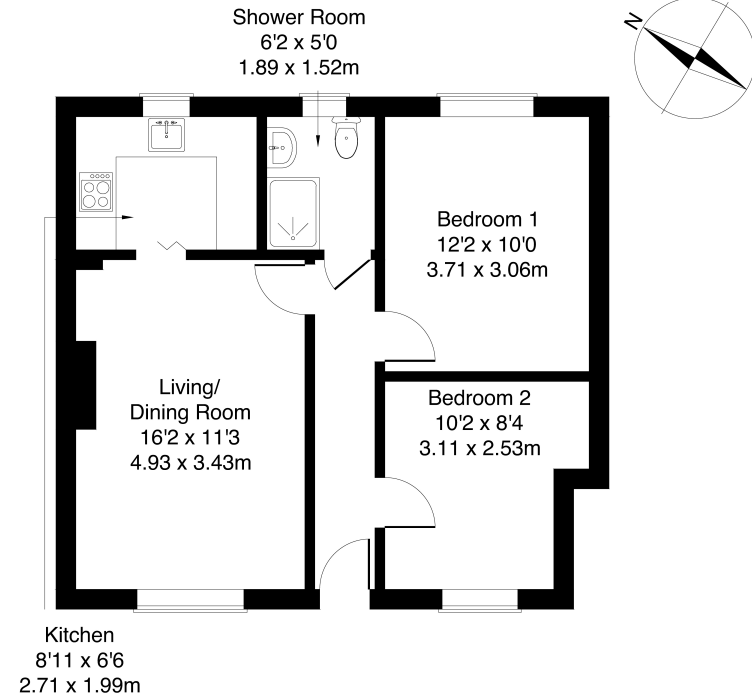
A welcoming hallway provides access to all rooms except the kitchen and includes a deep storage cupboard. The spacious front-facing living/dining room benefits from natural light and a flexible layout, featuring stylish wood-effect flooring and recessed spotlighting. To the rear, the kitchen overlooks the garden and includes fitted units, stone-effect worktops with matching upstands, and appliances including a fridge/freezer, washing machine, and an integrated oven and gas hob.

Two well-sized double bedrooms are set to opposite aspects, both offering ample space for freestanding storage. Completing the home, the fully tiled shower room features a two-piece suite, a corner cubicle with a mains mixer shower, a chrome ladder radiator, and a rear-facing window for natural light. Freshly prepared for the market in light, neutral décor, this home is ready to move into with scope for personalisation.



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Approximate Gross Internal Area: (570 sq ft - 53 sq m.)

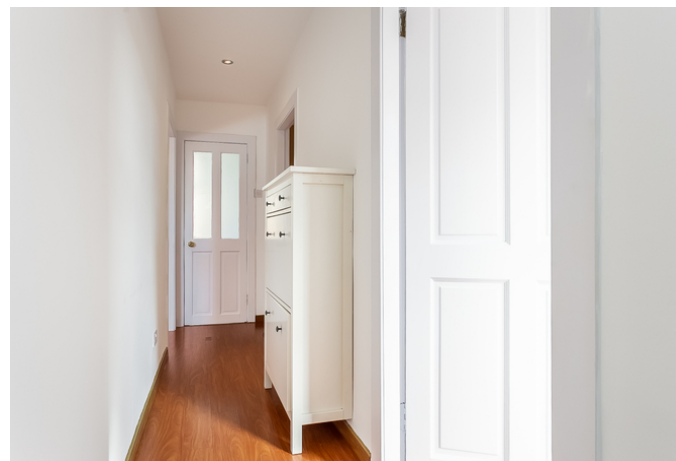


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description





Balgreen is a highly sought-after and well-connected area, ideally positioned just off the A8 between Roseburn and Corstorphine. Offering a superb balance of local amenities and excellent transport links, it serves as a fantastic residential and commuting hub. Residents enjoy access to a range of recreational facilities, including Craiglockhart Leisure and Tennis Centre, Corstorphine Hill Nature Reserve, Edinburgh Zoo, and Murrayfield Rugby Stadium and Ice Rink. The

area also boasts several parks and golf courses for outdoor enthusiasts. Convenient transport options include regular daytime and 24-hour public services, as well as the Balgreen tram stop, ensuring easy access to the city centre. Families benefit from excellent primary and secondary schooling in the vicinity, while swift access to the city bypass provides connections to the motorway network, Edinburgh Airport, and the Forth Crossing.





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