



6/4, Saughton Mains Street, Edinburgh, EH11 3HH

Beautifully Presented, Two-Bedroom, First-Floor, Dual-Aspect Apartment.

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Property Description

Beautifully presented, two-bedroom, first-floor, dual-aspect apartment of a modern residential development. With a quiet cul-de-sac setting, located in the popular Saughton area, west of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

Highlights include a modern fitted kitchen, a private balcony, quality flooring, and superb integrated storage. In addition, there is double glazing, gas central heating, a secure entry system and light tasteful decor.

Externally, there are ample residential parking bays, well-tended communal grounds, and excellent transport links.

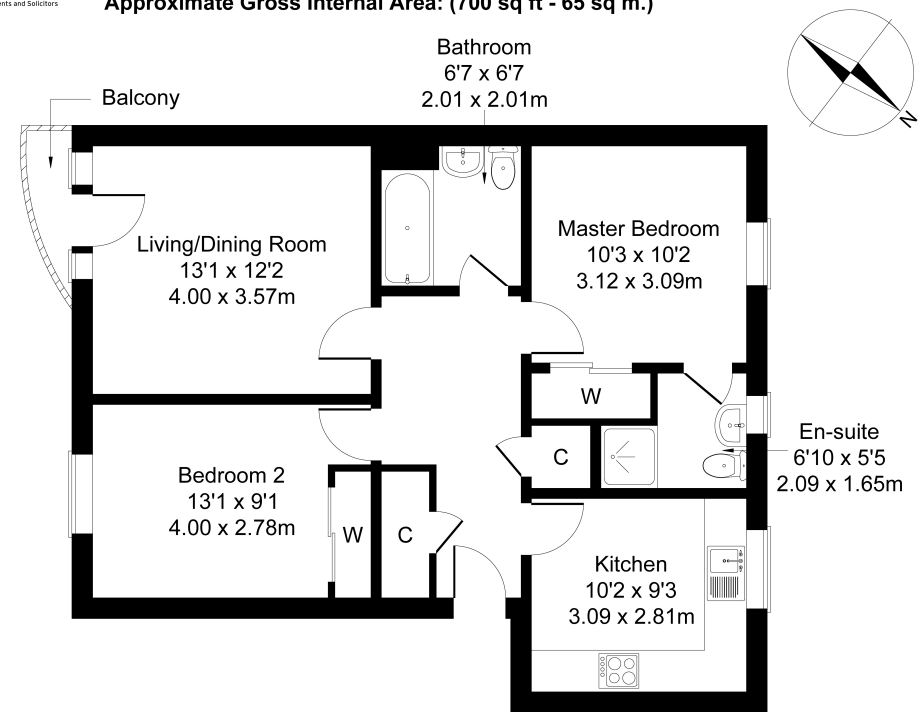
The reception hall gives access throughout and features two built-in store cupboards and a secured entry system. Quality wood flooring continues from the hall into the public room, with a southerly facing balcony, plain coving, and a wall-mount TV point. Set to the opposite aspect, is a good sized-kitchen kitchen, with fitted units and worktops including a breakfast bar, together with a sink with a drainer, unit downlighting, a tiled surround, and an integrated oven, gas hob and canopy.

Also rear-facing, a master bedroom features a built-in mirrored wardrobe, modern flooring and a stylish en-suite shower room fitted with a two-piece suite, an integrated cubicle and a shaver point. Bedroom two is set to the front, also with modern flooring and a built-in mirrored wardrobe. Set internally off the hall, the bathroom has a fitted suite, including a shower head over the bath and tiled splash walls.



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Approximate Gross Internal Area: (700 sq ft - 65 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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