



Estate Agents and Solicitors

## 5/3, Saughton Mains Park, Saughton, Edinburgh, EH11 3ND

Spacious, Dual-Aspect, Four Bedroom, First Floor Flat

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# Property Description

Spacious, dual-aspect, four bedroom flat, set on the first floor of a purpose-built residential building, located in the Saughton area, to the southwest of Edinburgh's city centre.

Comprises: an entrance hall, living/dining room, kitchen, three double bedrooms, a single bedroom, and a bathroom.

Features include double glazing, gas central heating, good integrated storage provision, TV and telephone points, and new carpeting in the living room, hall and single bedroom.

Externally, the property benefits from ample unrestricted on-street parking, set within shared grounds.

The long carpeted hallway serves all rooms within the flat, including to a large store cupboard, and opens into the front-facing, bright and spacious living room which features carpeted flooring, a cupboard and a generous triple-aspect window.

Accessed from the lounge, the kitchen is fitted with wall and base units, a tiled surround, and a stainless steel sink. Appliances include a gas cooker, freestanding American-style fridge/freezer and a washing machine.

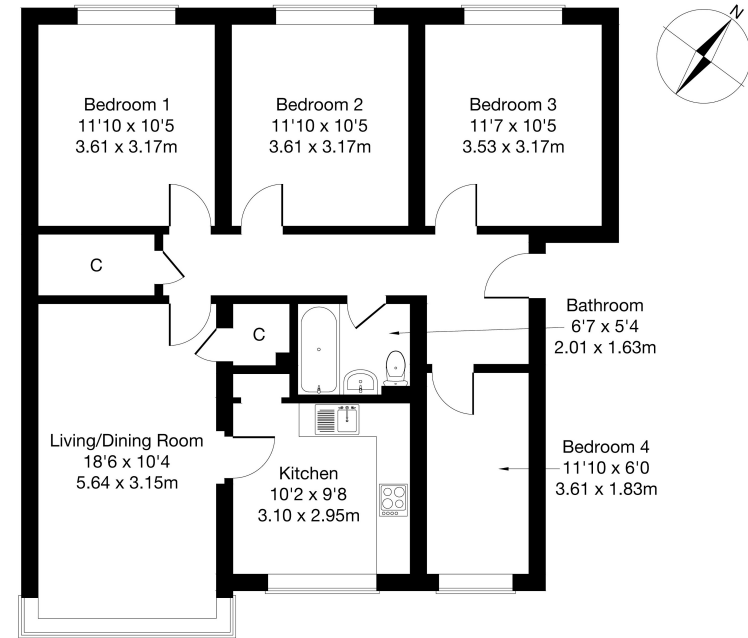
There are three similarly sized double bedrooms set to the rear, each with laminate wood-effect flooring and ample space for storage and bedroom furniture, while there is a single bedroom to the front, featuring newly laid carpet.

Set internally off the hall, the bathroom features a fitted suite with a mixer tap shower over the bath, tiled walls, and a tiled floor.



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Approximate Gross Internal Area: (1012 sq ft - 94 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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