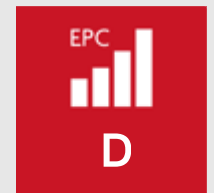
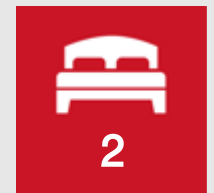
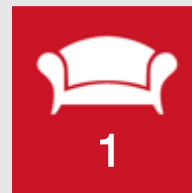




38/4, Saughton Mains Terrace,
Edinburgh EH11 3NL





Summary

Spacious first-floor flat offers a well-balanced layout ideal for comfortable living. With a generous living/dining room, separate kitchen, two large double bedrooms, and a good-sized bathroom, the property combines functionality and flow. Additional storage space enhances practicality, making it well-suited for homeowners or buy-to-let investors. The property is located in the popular Saughton area of Edinburgh.

Features

- Spacious two bedroom first floor flat in Saughton district
- Hallway with storage
- Bright and roomy living/dining
- Separate kitchen with ample workspace
- Two spacious double bedrooms
- Functional bathroom
- Private store cupboard at ground level, and shared store on first floor landing
- Good choice of amenities and schooling nearby
- EPC - D

Room Measurements

Living/Dining Room: 15'3" x 10'6" (4.65m x 3.19m)

Kitchen: 11'10" x 10'4" (3.60m x 3.15m)

Bedroom 1: 11'11" x 10'6" (3.63m x 3.19m)

Bedroom 2: 11'11" x 10'5" (3.63m x 3.18m)

Bathroom: 6'8" x 5'6" (2.04m x 1.67m)

Storage: 7'6" x 3'10" (2.28m x 1.18m)

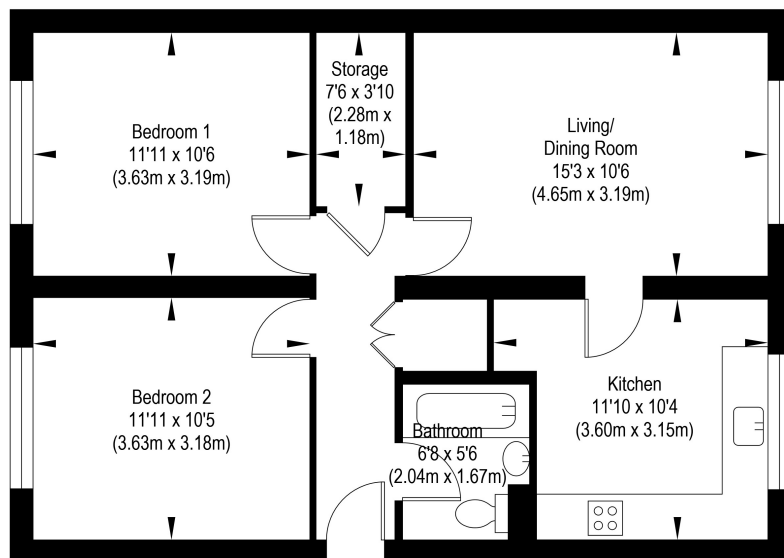


Floorplan



Approx. Gross Internal Floor Area 64 Sq M / 689 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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