



**88 Saughtonhall Drive, Murrayfield, Edinburgh, EH12 5TL**

Tastefully Presented and Spacious Three-Bedroom, End-Terrace House

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# Property Description

Tastefully presented and spacious, three-bedroom, end-terrace house, with gardens and a garage. Located in the desirable Murrayfield area, just west of Edinburgh city centre.

Comprises a vestibule, hall, living room, conservatory, dining room, kitchen, upper hall, three flexible bedrooms, and a family bathroom.

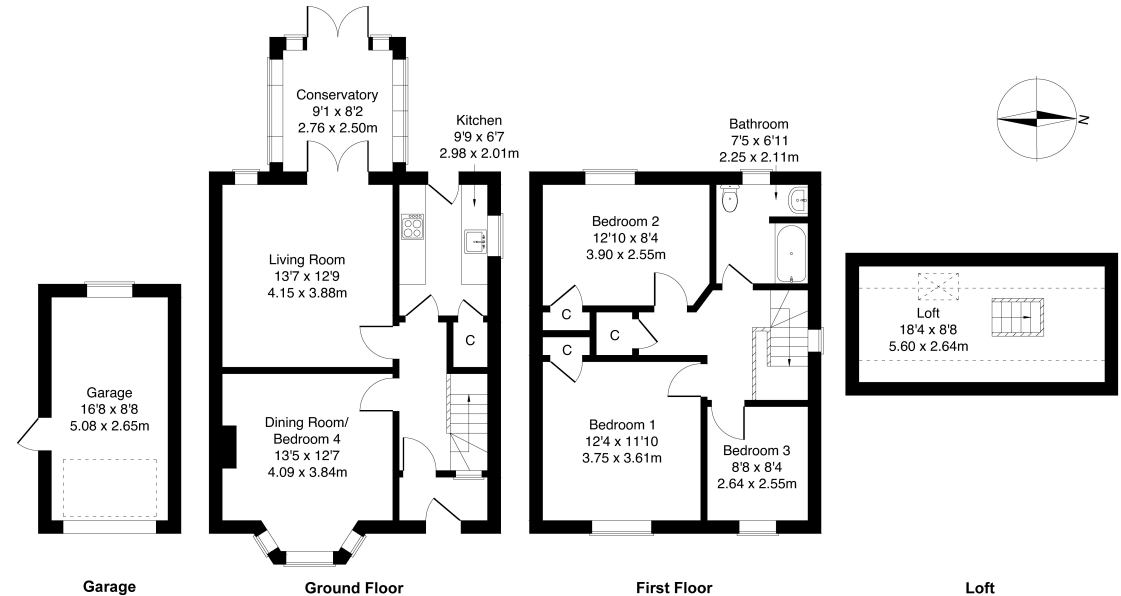
Rarely available, this characterful family home offers superb potential and flexible family living, with a superb central location. Features include modern flooring, gas central heating, double glazing, a versatile loft space and a garage with power and lighting (access via a shared driveway).

Externally there are generous gardens, with an eclectic mix of shrubbery, a lawn, patios and a shed.

A bright entrance vestibule, with space for outerwear, opens into a hallway, finished with light, neutral decor and the modern, wood-effect flooring, which features throughout most of the ground floor. On the left, a front-facing dining room, with a feature fireplace and characterful bay window, provides ample space for both formal and casual dining, and could potentially represent a fourth bedroom. Set adjacent, a living room offers a spacious, flexible floorplan and opens into a versatile, west-facing conservatory, with access to the rear garden. Also with access to the garden, a kitchen includes built-in cupboard storage, modern, wood-effect units and worktops, a stainless-steel sink with a drainer, a freestanding cooker (with an overhead extractor), a fridge and a washing machine.

Set to either aspect off a naturally lit landing, with storage, upstairs, two well-proportioned double bedrooms include built-in storage and provide ample space for freestanding furniture, whilst a good-sized single bedroom offers a versatile space. A bright family bathroom comprises a three-piece suite, with a shower-over-bath, vanity storage and tiled splash walls. Completing the accommodation, a spacious floored loft with a Velux window to the rear provides adequate storage or home office space.

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**88 Saughtonhall Drive, Edinburgh, EH12 5TL**  
Approximate Gross Internal Area: (1389 sq ft - 129 sq m.)



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

# Area Description

Murrayfield lies just west of Edinburgh city centre, and offers good local shopping at Roseburn, with Edinburgh's West End and city centre within walking distance. There are many leisure facilities located nearby, including sports clubs, golf courses, Edinburgh Zoo, Murrayfield Stadium and Ice Rink. The Water of Leith and nearby Corstorphine Hill also provide superb walking spaces. Excellent primary and secondary schools

are well-represented nearby in both the state and private sectors. There are frequent bus services available from the main road A8 and Balgreen Road, tram stops at both Murrayfield and Balgreen, and Haymarket Station is within close vicinity. The A8 also provides ease of access westwards towards the city bypass, Edinburgh Airport, and the motorway network.









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## Head Office

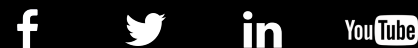
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## Glasgow Office

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Estate Agents and Solicitors



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