



Property Description

Spacious, bright and well-presented, two-bedroom, second-floor flat. Located in the established Saughton area, just to the west of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, and a bathroom.

Features include a recently fitted kitchen, good size room, uPVC double glazing and good storage provision including an external store. Further features include a secured entry system, a shared drying area/store on each communal stair level, large communal greens, and unrestricted parking both on street and in residential parking bays. Ideal for commuters, only a 3 minute walk to Saughton tram stop, with direct access to Edinburgh Airport and city centre.

The entrance hall serves each room within the property, has a secure entry phone handset and a storage cupboard. Set to the front, the spacious living room features carpeted flooring, a central light fitting, and space for freestanding lounge furniture.

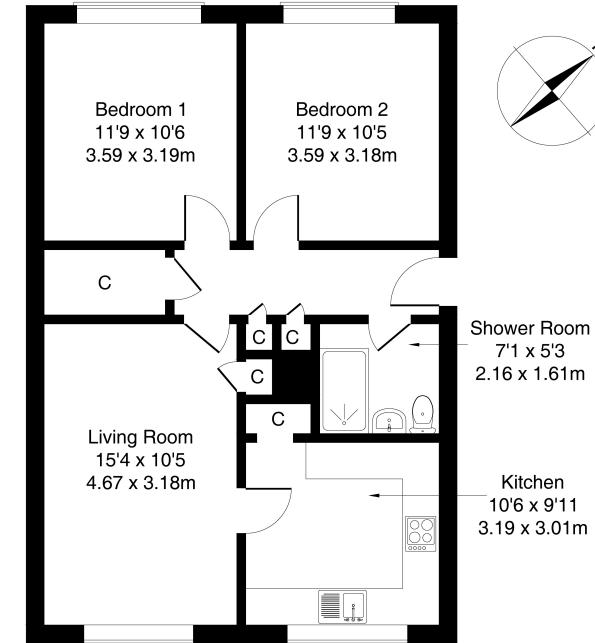
Set aside, the kitchen is fitted with contemporary units, wood effect worktops, a stainless steel sink with drainer and a panelled surround. Appliances include an integrated gas hob and oven, fridge/freezer, a washing machine, dryer and dishwasher.

Bedroom one is set to the rear, with carpeted flooring and neutral décor, whilst bedroom two is similarly finished, also including carpeted flooring, a central light fitting and offers ample space for freestanding bedroom furniture.

Completing the accommodation, the bathroom is fitted with a white two-piece suite with a freestanding mains shower, panelled splash walls and tiled flooring.

A 360 Virtual Tour is available online.

mov⁸ 2/5 Saughton Mains Park EDINBURGH EH11 3LZ
Approximate Gross Internal Area: (700 sq ft - 65 sq m.)



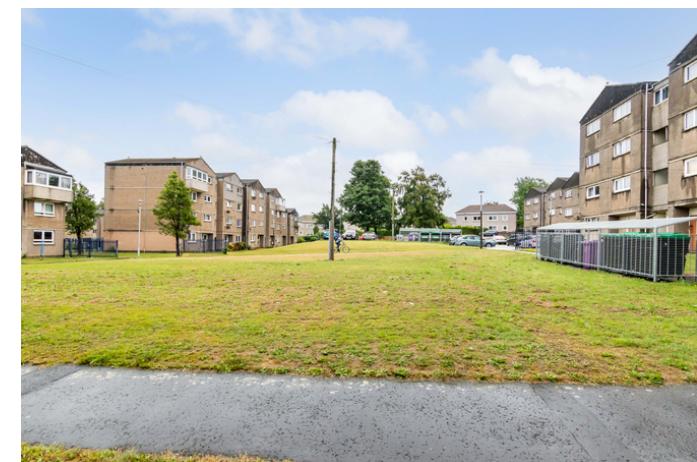
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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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