



Flat 6, 87 Saughton Mains Street, Edinburgh, EH11 3HB

Light & Spacious, Two-Bedroom, Second-Floor Flat

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Property Description

Light and spacious, two-bedroom, second-floor flat, forming part of an established residential development. Located in the popular Saughton area, west of Edinburgh city centre.

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

Highlights include a fitted kitchen, gas central heating, double glazing, and modern flooring; with leafy skyline views of Arthur's Seat and the local hills.

There is superb integrated storage including a walk-in hall store room and an external store, as well as a shared drying area in the communal stairs.

The development is surrounded by open green spaces, with unrestricted residential parking, and superb transport links including the Tram line.

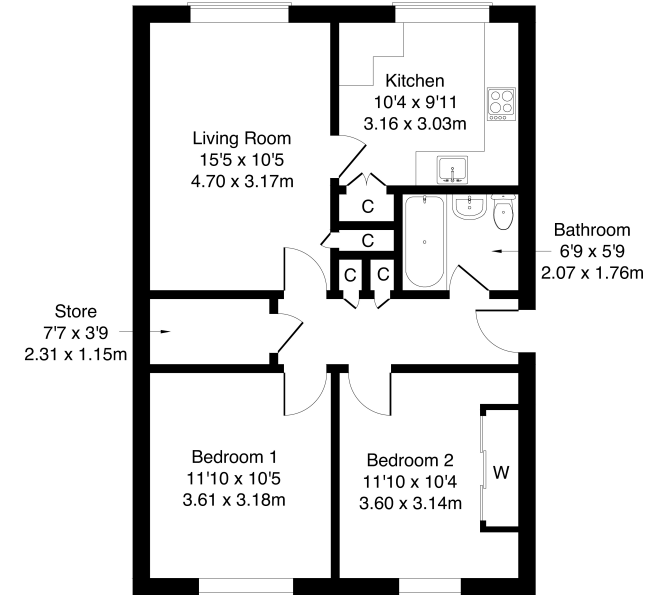
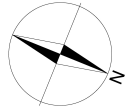
A welcoming entrance hallway gives access to the majority of the property, including two built-in store cupboards and the walk-in store room offering a flexible potential office/study space. Set to the westerly facing aspect allowing plentiful natural light, a spacious public room could accommodate both lounge and dining furniture, and includes a built-in store cupboard and wood effect flooring. Set off the lounge, a good-sized kitchen includes fitted units and worktops, a sink with a drainer; and an integrated dishwasher, electric oven and gas hob.

Two double bedrooms are set to an easterly facing aspect, similarly well-sized, with skyline views of the city; with features including wood-effect flooring for bedroom one; and a fitted mirrored wardrobe for bedroom two. Completing the accommodation, set internally off the hall, the bathroom is fitted with a three-piece suite including a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (678 sq ft - 63 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



Estate Agents and Solicitors

