



**48/6 SAUGHTON ROAD
SAUGHTON
EDINBURGH
EH11 3NE**

**OFFERS OVER
£99,000**

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**SPACIOUS
SECOND FLOOR
FLAT WITH OPEN VIEWS
AND SET IN A POPULAR
RESIDENTIAL AREA CLOSE
TO EXCELLENT LOCAL
AMENITIES AND THE
CITY CENTRE**

VIEWING:
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Spacious second floor flat in the popular residential area of Saughton in West Edinburgh. Situated conveniently near a tram stop, train station and with fantastic regular bus links, this property offers easy access to the City Centre. Corstorphine, which is close by, offers a wide range of good local facilities including shops, schools, library and park. The Gyle shopping complex is also within easy reach.

The city bypass is also nearby making Edinburgh airport and the main motorway networks easily accessible. The property has access to local green space including St Margaret's and Union Parks a short distance away.

Internally the property is in good decorative order throughout and benefits from warm air central heating, double glazing and good storage facilities. The kitchen appliances are included in the sale although their condition is not warranted. Most other items may be available through separate negotiation.

Large shared garden grounds. Secure store cupboard at ground floor level.



PROPERTY DETAILS

- * Entrance hall with walk-in storage cupboard. Two additional cupboards.
- * Bright and spacious Lounge with window to front with open outlook. Cupboard housing boiler.
- * Fitted Kitchen with matching wall and base units. The free standing gas cooker is included in the sale together with the washing machine and fridge/freezer although their condition is not warranted. Ample work surfaces with integrated stainless steel sink with drainer. Built in cupboards housing water tank. Window to front.
- * Large Double Bedroom with window to rear.
- * Second large Double Bedroom with window to rear with open outlook.
- * Family Bathroom with white three piece suite comprising bath with electric shower above, wash hand basin and WC. Mirror.



EXTERNAL

There are well maintained communal grounds surrounding the property and ample on-street parking is available to the front and rear.

Energy Efficiency Rating: C





Second Floor
Approx. 64.3 sq. metres (692.5 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.