



8/5, Saughton Mains Street, Edinburgh, EH11 3HH

Light & Tastefully Presented, Two Bedroom, First Floor Apartment

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Property Description

Light and tastefully presented, two-bedroom, first-floor, dual-aspect apartment in a modern residential development. Located on a quiet side street, in the popular Saughton area, west of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, and a bathroom.

Freshly prepared for the market, highlights include new modern flooring, a fitted kitchen with appliances, and a south-easterly facing balcony. In addition, there is double glazing, gas central heating, quality flooring, superb integrated storage, and a secure entry system.

Externally, there are ample residential parking bays, well-tended communal grounds, and excellent transport links.

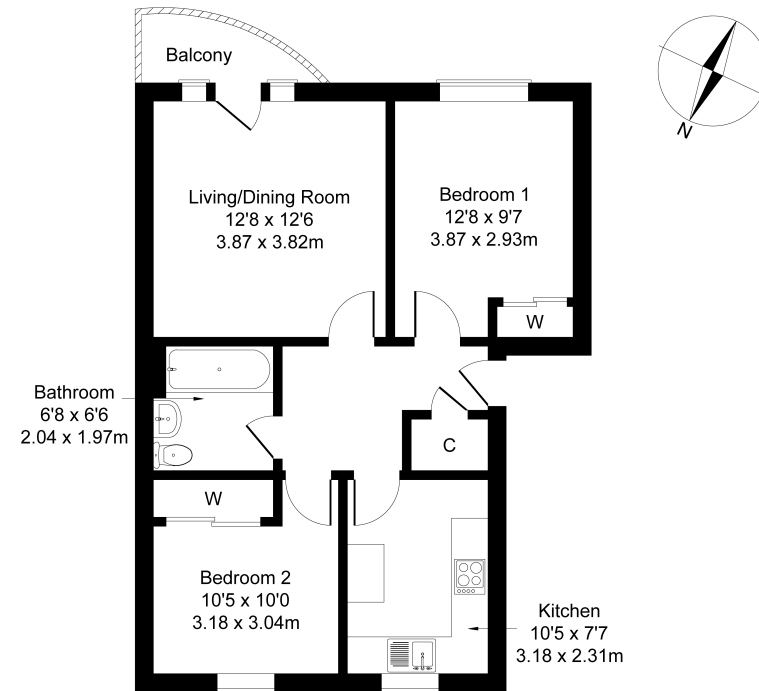
A welcoming entrance hall provides access throughout the property and includes a convenient storage cupboard. Set to the front, the bright living room is finished in light neutral décor with wood-effect flooring and opens onto a south-easterly facing balcony, offering an ideal space to enjoy the sun. To the rear, the kitchen is fitted with a range of wall and base units, stone-effect worktops, a sink with drainer, an integrated hob and oven, and a freestanding washing machine.

Bedroom one is a generous double, featuring light décor, wood-effect flooring and a built-in mirrored wardrobe. Bedroom two is positioned to the opposite aspect and offers another well-proportioned double bedroom, similarly finished and benefiting from a built-in mirrored wardrobe. Completing the accommodation, the modern bathroom comprises a three-piece suite with a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (614 sq ft - 57 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 well-established western suburb of Edinburgh, offers a variety of local amenities and several supermarkets nearby, including a large Sainsbury's at Longstone. Residents also benefit from easy access to the Gyle and Hermiston Gait retail parks, alongside local shops on Saughton Road North and in Corstorphine. Excellent transport connections include frequent buses and

tram services into the city, plus convenient access to the city bypass and major trunk roads. The area is served by well-regarded schools and further education options, including proximity to a number of university campuses. Leisure facilities nearby include several gyms and leisure centres, while parks such as Union Park provide ample outdoor space.





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