



Solicitors & Estate Agents



Offers Over
£125,000

9/3 Saughton Mains Terrace

Saughton | Edinburgh | EH11 3NX

Well-proportioned one-bedroom ground floor flat quietly situated within the popular residential area of Saughton, to the west of the city centre. Ideally positioned close to a wide range of excellent local amenities and convenient transport links, the property offers comfortable accommodation with useful flexible space and is sure to appeal to first-time buyers, retirees, and buy-to-let investors.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Communal gardens
-  On-street parking
-  EPC Band - D
-  Council Tax Band - A



Description

The accommodation begins with a welcoming hallway, benefiting from a large walk-in box room which offers excellent flexibility as a home office, dressing room, or additional storage. There is also a further useful storage cupboard. The bright and airy lounge/diner provides plenty of space for both comfortable lounge furniture and a dining table and chairs, making it a versatile everyday living space. The kitchen is fitted with a range of included freestanding white goods, including a fridge freezer, washing machine, and dishwasher. Partial wall tiling to the splash areas provides easy upkeep.

The comfortable double bedroom offers ample space for freestanding furniture and a variety of layouts. Completing the accommodation is the bathroom, fitted with a white suite, rainfall shower over the bath, and partial wall tiling.

Further benefits include electric heating, double glazing, and a secure door entry system.



Gardens & Parking

Externally, residents can enjoy well-kept communal gardens, while plentiful on-street parking is available within the surrounding area.

Extras

Selected fixtures and fittings, including; freestanding fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





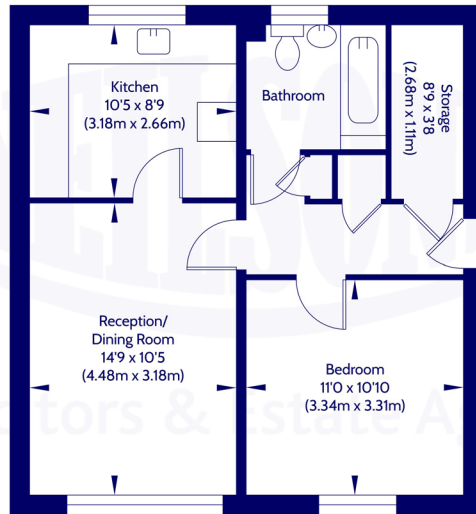
Location

The property is located in the popular Saughton area of Edinburgh, lying to the west of the City Centre. There is a selection of convenient local shops to meet day to day needs nearby, including a Tesco Express with further amenities available in the neighbouring district of Corstorphine and at The Gyle Shopping Centre, which houses a range of restaurants and high street shops. There is a frequent bus and tram service to the City Centre and surrounding areas and the City Bypass is also easily accessible providing links to central Scotland's main motorway network. Leisure activities in the area include Edinburgh Zoo, Murrayfield Stadium and Ice Rink and the beautiful Water of Leith Walkway.





Approx. Gross Internal Floor Area 48.18 Sq M / 519 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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