



147 Saughtonhall Drive,
Edinburgh, EH12 5TS



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147 Saughtonhall Drive is a beautifully presented, recently renovated main door upper villa located within the sought after Murrayfield area of Edinburgh. The current owners have undertaken a full renovation of the property including re-wiring of electrics, new combination gas central heating boiler along with a new bathroom, kitchen and utility room and complete decoration and flooring throughout. The property has double glazed windows and there is a large floored loft with Ramsay style ladder and thick loft insulation.

The accommodation is both bright and spacious and includes an entrance vestibule with window and hallway which leads to all rooms. Enjoying a bright triple aspect with four windows is the large lounge and kitchen which enjoys an open plan design. The kitchen area is fitted with a wide range of modern base and wall units with oven, hob, hood, dishwasher and fridge/freezer. There is a large utility room with base and wall units, sink, clothes pulley and window to rear. There are three spacious bedrooms, two with alcove storage areas, one of which has a built in desk ideal for home working. Completing the accommodation is the stylish bathroom with 3 piece white suite, shower over bath, vent fan and window to side.

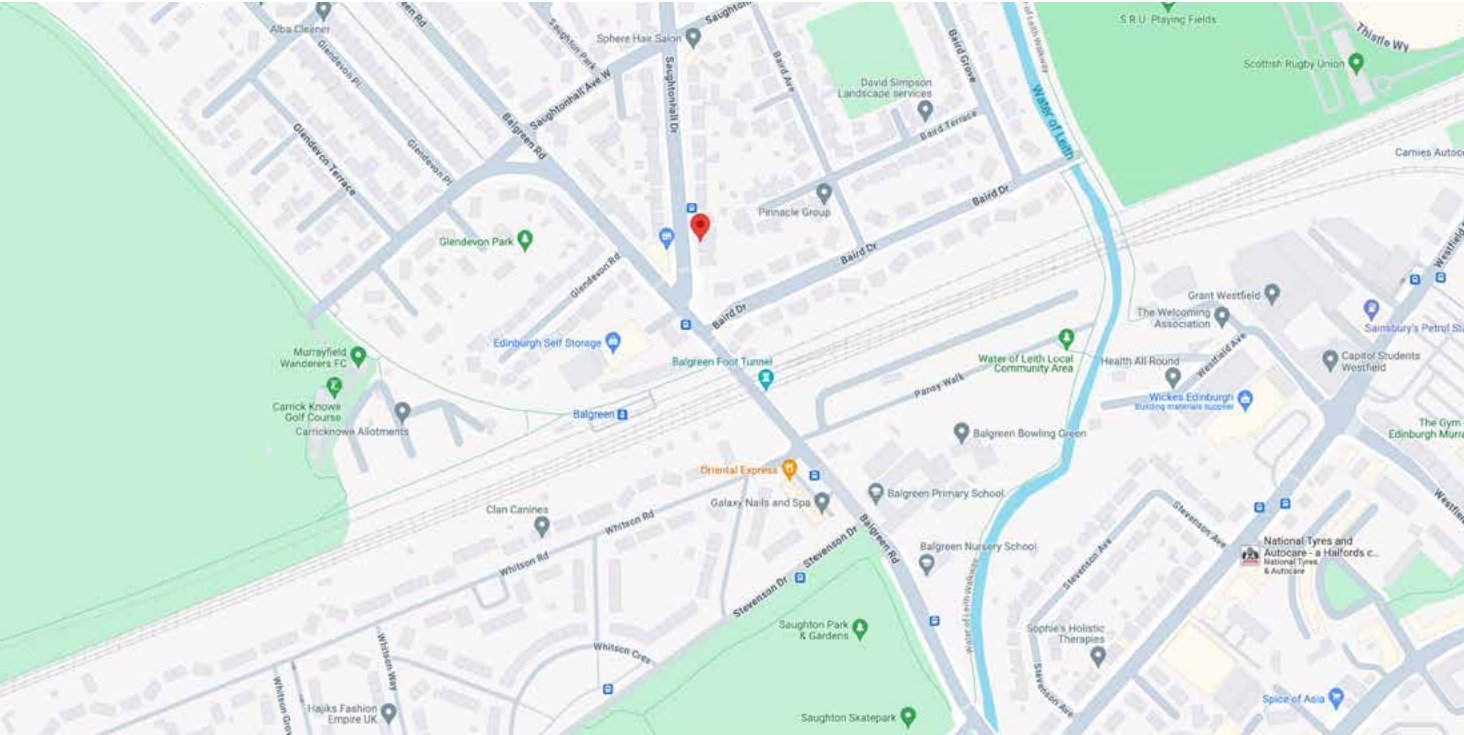
Externally there is a shared path/driveway to the side which leads to the detached, wooden single garage with power and light. There is a good sized exclusive garden to the rear which is mainly laid to lawn with lawn and flower borders. An understairs cupboard provides additional external storage.

Early internal viewing is essential to fully appreciate the lovely modern interiors offered.





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Area Description

Murrayfield is a prestigious and most desirable residential district situated approximately two miles west of the City Centre, offering an abundance of amenities close by. There are a number of local shops and mini supermarkets a few minutes walk away at Roseburn. More extensive shopping including Sainsbury's, Marks and Spencer and Boots is available at Craigmile Retail Park and the fashionable district of Stockbridge and all its trendy cafes are also close by. There is a regular bus service from Roseburn to the City Centre and also

westwards through Corstorphine to Edinburgh Airport. The tram is a short walk away and Haymarket railway station is also within easy reach. For commuting, the City Bypass and the M8/M9 motorways are easily accessible. Leisure pursuits are well catered for. Corstorphine Hill is close by as are a number of private and public golf courses and tennis clubs. Pleasant walks can be taken along the Water of Leith. Further leisure opportunities include Edinburgh Zoo, Murrayfield Ice and Curling Rinks, Murrayfield Rugby Stadium and numerous art galleries.

Ground floor

First floor



Accommodation

Kitchen/Diner/Lounge:	3.3m x 6.7m	(10'10" x 22')
Utility Room:	2.41m x 3.73m	(7'11" x 12'3")
Bedroom 1:	3.28m x 4.04m	(10'9" x 13'3")
Bedroom 2:	3.3m x 4.04m	(10'10" x 13'3")
Bedroom 3:	2.87m x 3.73m	(9'5" x 12'3")
Bathroom:	2.13m x 1.37m	(7' x 4'6")
Garage:	2.41m x 4.72m	(7'11" x 15'6")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agent's Note

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