



47/2 Saughton Gardens  
Edinburgh  
EH12 5TF



## Features

Upper Villa  
In Need of Some Upgrading  
2 Bedrooms  
Double Glazing  
Shared Garden  
On Street Parking

Spacious two bedroom upper villa with well maintained communal garden.

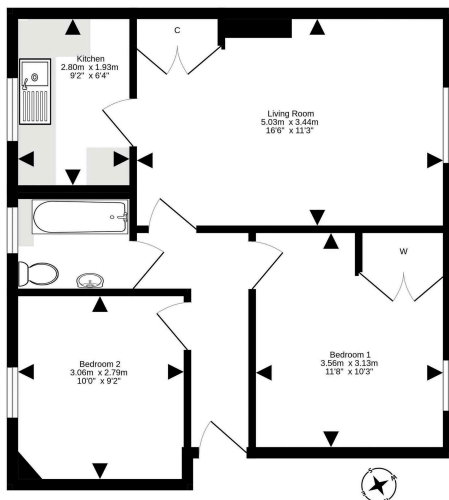
Now in need of some upgrading, the accommodation comprises: entrance hallway, living room with feature fireplace and storage, kitchen, two double bedrooms, one with fitted wardrobes, and bathroom with WC, wash hand basin and bath with shower over.

There is a well maintained drying green and private area of garden located to the back of the building and on street parking.

Further benefits include gas central heating and double glazing.

## Extras

Please note that this property is sold as seen. No warranties or guarantees will be provided with regard to the working condition of any of the appliances, systems or services.



**AS** Anderson Strathern

Find out more

0131 270 7777

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## Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

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