



4/1 Saughton Loan
SAUGHTONHALL | EDINBURGH | EH12 5TA


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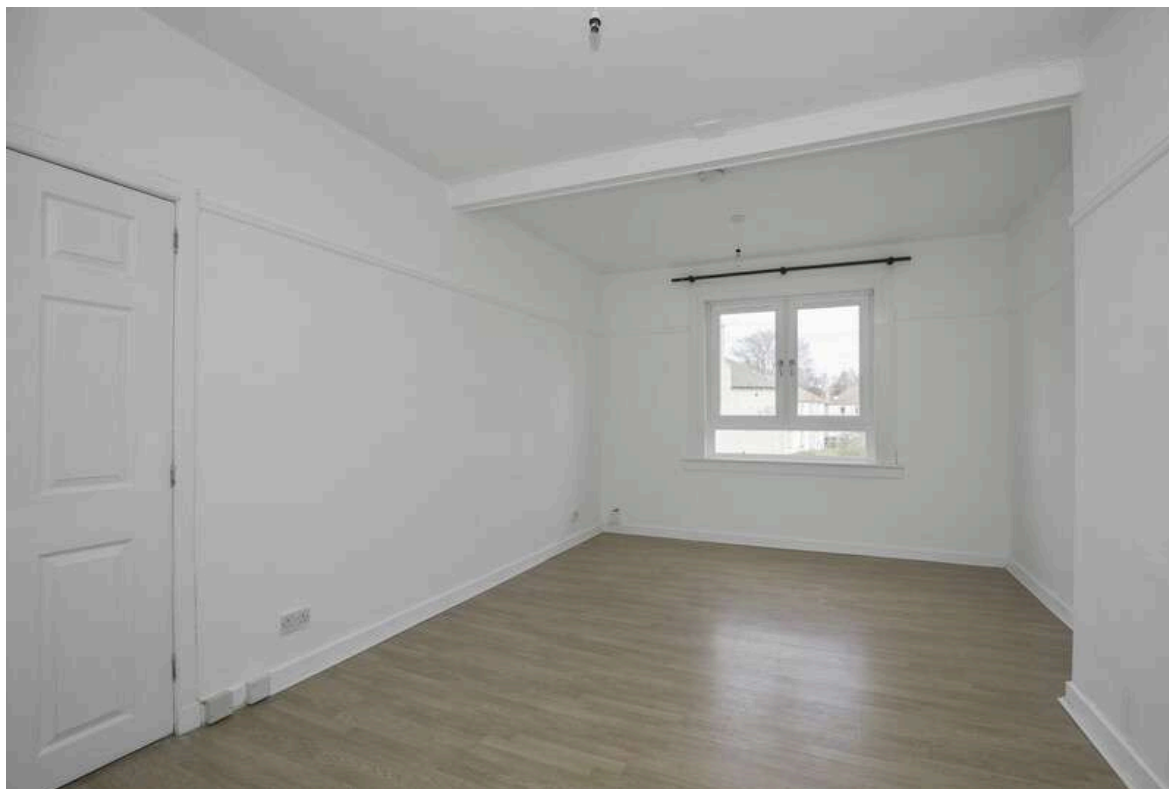
Well presented, bright and generous, two bedroom upper flat, boasting access to a large, enclosed rear garden and situated in the popular residential district of Saughtonhall to the west of Edinburgh's city centre offering easy access to public transport links, and with fabulous nearby amenities including Edinburgh Zoo, Murrayfield Stadium and Carrick Knowe Golf Course. The property has been tastefully decorated throughout and is offered to the market in move-in condition. The spacious living room overlooks the front with the fitted kitchen off, overlooking the rear. The modern kitchen is well-appointed with integrated ceramic hob and electric oven. Both bedrooms are spacious doubles and offer flexible accommodation. The property is completed by a modern white bathroom with electric shower over bath.

- Bright and generous two bedroom upper flat
- Popular location
- Excellent local amenities
- Easy access to public transport links
- Spacious living room
- Modern fitted kitchen
- Modern white bathroom with electric shower over bath
- Gas central heating
- Double glazing
- Enclosed rear garden

EPC Rating C.

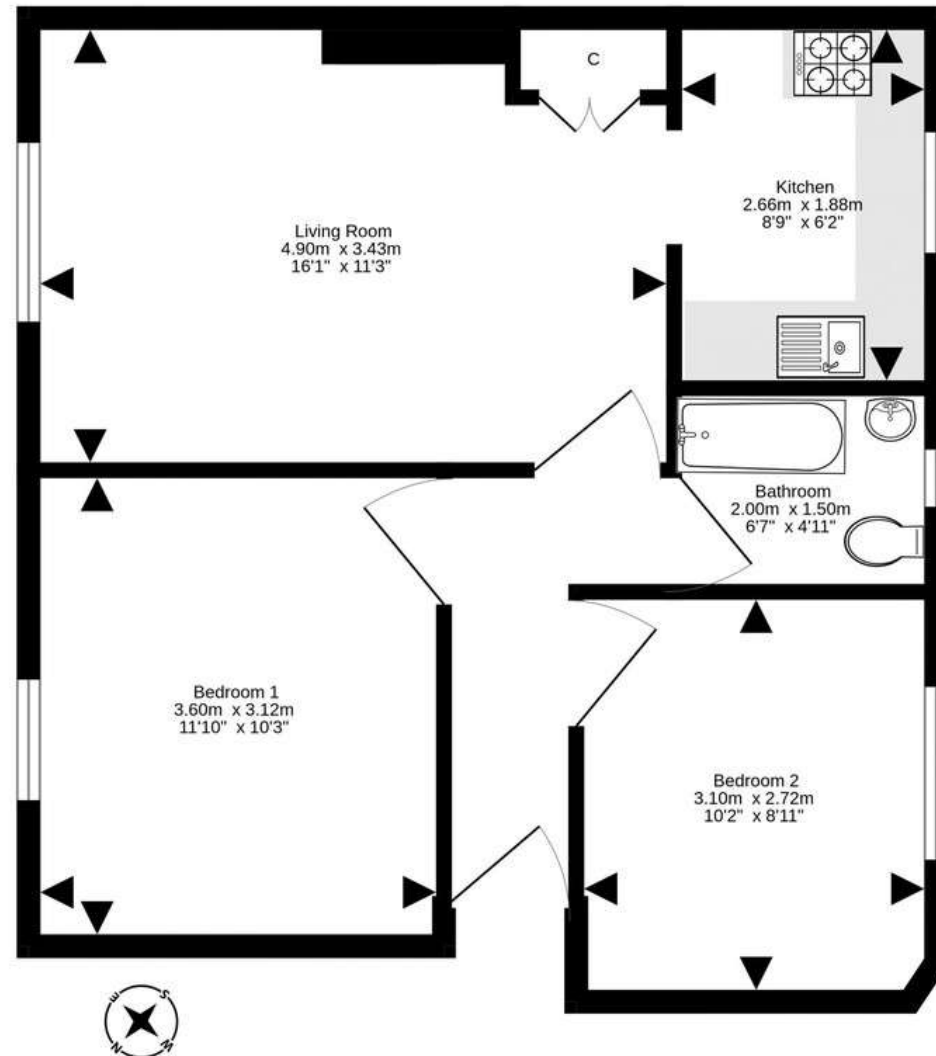
Extras include oven, washing machine, shed, toddler swing and slide set.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the popular Saughtonhall area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. An alternative choice is available at the Gyle Shopping Centre, whilst Hermiston Gait is just a little further afield. Heading in an easterly direction, the city centre itself can be accessed by car in as little as ten to fifteen minutes, depending upon traffic. Leisurewise the choice is excellent and includes established clubs and organisation which cater for both adults and children alike, a private Health and Sports Club, Edinburgh Zoo and Murrayfield Ice Rink and Rugby Stadium. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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