

● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £130,000

1/6 Saughton Mains Bank, Saughton, Edinburgh EH11 3QY



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Most Appealing Dual-Aspect Top (second) Floor Flat Offering Well Proportioned Accommodation - Now Requiring Upgrading And Decoration

Most appealing dual-facing top floor flat quietly located within the ever-popular Saughton district lying west of the city centre, convenient to a range of amenities, schools and transport links.

This good-sized home with bright southerly aspect offers well-proportioned living space convenient in layout which would make an excellent first purchase or buy to let investment. The generous interior comprises: entrance vestibule/hall, good sized lounge, kitchen, two comfortable bedrooms and bathroom. While upgrading and decoration are now required, benefits include gas central heating, partial double glazing and useful storage including attic space. An entryphone system provides security to the mutual stairway with private storage cupboard and access to a communal rear garden. Early viewing is highly recommended.

ACCOMMODATION (WIDEST POINTS)

Lounge	5.05 m x 3.38 m / 16'7" x 11'1"
Kitchen	2.72 m x 2.64 m / 8'11" x 8'8"
Bedroom 1	3.94 m x 3.35 m / 12'11" x 11'0"
Bedroom 2	3.91 m x 2.87 m / 12'10" x 9'5"
Bathroom	2.84 m x 1.55 m / 9'4" x 5'1"



LOCATION

While conveniently placed for access to the finest amenities of the city centre, there is excellent local convenience shopping including Tesco, Asda, Aldi and Sainsbury Supermarkets within easy reach. The Gyle Shopping Centre is also only a short drive away offering a range of major retail outlets. Schools catering for all age groups are easily accessible with a selection of recreational facilities in the vicinity including the Saughton sports complex and park, various fitness/health clubs and access to the Water of Leith walkway offering scenic walks and cycling opportunities. A frequent bus service operates to many parts of the city with the tram system also nearby and Calder Road providing swift access to the city bypass linking with major motorway networks.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

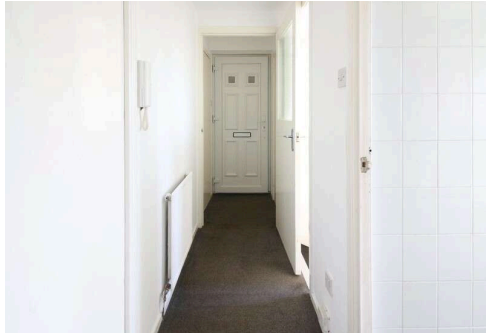
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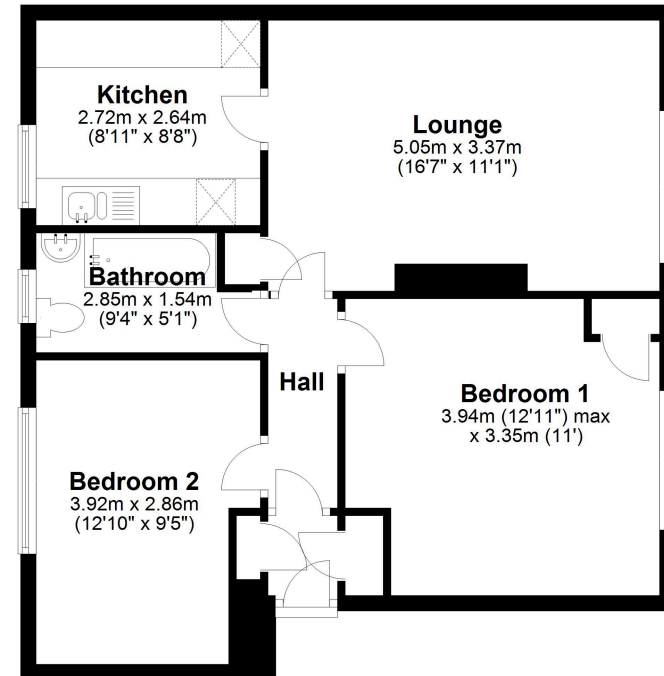
VIEWING

By appointment, please telephone 0131 554 6244





1/6 Saughton Mains Bank



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

Beveridge
Philp
& Ross

22 Bernard Street, Leith, Edinburgh, EH6 6PS
T: 0131 554 6244 • E: mail@bprsolicitors.co.uk

bprsolicitors.co.uk

espc

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.