





SAUGHTONHALL

EDINBURGH

Enjoying a tranquil yet convenient setting to the west of the city centre, nestled between the ultra-desirable residential areas of Murrayfield and Balgreen, Saughtonhall is popular with young professionals and families owing to its varied housing stock, excellent transport links and fantastic local amenities.

Residents benefit from local shops and services both here and in neighbouring Balgreen, including a Scotmid store, a post office and a library; these are supplemented with two large supermarkets in nearby Gorgie. For a traditional high-street shopping experience, St John's Road is just a few minutes' drive along Corstorphine Road and is lined with a diverse blend of independent shops and high-street retailers. Saughtonhall is traversed by the Water of Leith, so residents have direct access to the leafy Water of Leith Walkway – perfect for relaxed strolls or as a safe walking or cycling route into the heart of the capital. Saughtonhall Park, with its rose garden, skate park and sports complex, promises a fantastic space for outdoor activities and recreation to suit all ages and abilities. The property falls within the catchment area for Roseburn Primary School and Craigmount High School, and is also ideally placed for a choice of independent schooling and childcare options. Saughtonhall is served by excellent public transport links, including buses and trams, and also allows swift access to the M8/M9 motorway network, Edinburgh International Airport and Edinburgh City Bypass.







Enjoying three bedrooms, multiple reception areas, desirable open-plan living, and tasteful neutral décor paired with lovingly-preserved original features, plus a mature garden and a generous two-car driveway, this traditional, extended end-terrace house is situated in Saughtonhall.

Positioned back from the road behind a large driveway, the home's pillar-box red front door opens into an entrance hallway with two useful built-in storage cupboards. Offering a welcoming introduction to the house and setting the tone for the interiors to follow, the hall enjoys neutral décor enhanced by resilient solid wood flooring. To the left of the hall lies a living room. Extended by a charming east-facing bay window allowing morning sun to stream in, this elegant, inviting reception area is decorated in the same muted hues as the hall, enhanced by a picture rail, cornicing and a fitted carpet. The room boasts plenty of space for various furniture configurations, all arranged around a handsome original fireplace. Next door, an exceptionally bright and spacious family/dining room awaits. Offering the perfect space for family meals and entertaining with guests, this fabulous open-plan space promises fantastic flexibility for endless furniture arrangements and features a wall of bi-folding doors opening onto the rear garden, extending this wonderfully sociable space outdoors. The room also benefits from access to the kitchen. Here, a selection of attractive, modern wall and base cabinets is accompanied by workspace and splashback tiling, as well as an integrated electric oven, a gas hob and an extractor hood, plus a freestanding fridge freezer and dishwasher. An adjoining utility room (with a WC and external access) houses further fitted cabinets and laundry appliances.





On the first floor, a landing with loft access leads to two double bedrooms, a single bedroom, and a bathroom. All three sleeping areas enjoy neutral décor, fitted carpets, and handy built-in storage, whilst one of the double bedrooms features a charming fireplace. The modern bathroom comprises a bathtub with an overhead shower and a glazed screen, a pedestal basin, a toilet, and a mirrored, wall-mounted vanity cabinet. The home is heated by an efficient gas central heating system and benefits from partial double-glazing throughout.

Externally, the house is complemented by a mature rear garden featuring a patio, a drying area, a lawn, and a border of leafy trees and shrubbery. Off-street parking for two vehicles is provided by a private, generous front driveway.

EPC Rating - D

Extras: The property shall be sold as seen.

FEATURES

- Traditional end-terrace house
- Hallway with storage
- Elegant living room
- Vast family/dining room
- Attractive kitchen
- Two double bedrooms
- One single bedroom
- Modern bathroom
- Utility room with WC
- Mature rear garden
- Two-car driveway
- GCH and partial DG





