










Offers Over

**£340,000**

## 151 Saughtonhall Drive

Balgreen | Edinburgh | EH12 5TS

Conveniently located for excellent transport links and amenities, this bright upper villa offers well-proportioned accommodation with scope for extension subject to the usual consents.

-  3 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  Private Garden
-  Driveway
-  EPC Rating – D
-  Council Tax Band – E



## Description

Forming the upper part of a detached building with private external stairs and maindoor entrance, this superb upper villa is sure to suit a variety of purchasers. The spacious accommodation briefly comprises: entrance vestibule, hallway, large dual aspect reception room with fireplace, bright kitchen/dining room with open outlook towards Murrayfield Stadium, large utility room with washing machine and clothes drying pulley also housing the Worcester boiler, principal bedroom with view towards Corstorphine Hill, second double bedroom currently in use as a formal dining room also with view to the front . A large loft hatch and Ramsay ladder from here gives access to a generous floored loft space with Velux window, offering scope for conversion to further accommodation subject to the usual planning and consents. There is a good sized third double bedroom with outlook to the rear and a family bathroom with window to the side, fitted with a white suite and electric instant over bath shower. Benefits on offer include gas central heating and modern upvc double glazing.





## Extras

The integrated kitchen appliances, washing machine, pulley, floor coverings, light fittings, window blind and curtains are to be included in the sale.

## Gardens & Driveway

The flat benefits from a generous and enclosed private garden to the rear of the property, offering an ideal spot for relaxing and al fresco dining in the summer months and providing a safe space for children or pets to play. The garden is predominantly laid to lawn with large patio area and two storage huts, ideal for tools, garden furniture or bicycle storage. A gated driveway to the front provides off-street parking with further free on street parking also available.

## Viewing

Please contact Neilsons on 0131 625 2222





## Location

The property enjoys a convenient location in the popular West Edinburgh suburb of Balgreen, close to the tram link, a Scotmid supermarket and the delightful green spaces of Saughton Park and Rose Garden. A wealth of local shops and services can be found within easy walking distance of the property with a choice of supermarkets including Murrayfield Sainsburys also close at hand. Local schooling is available from nursery to secondary level within walking distance and a wide choice of sporting and recreational facilities can also be found in the vicinity. Frequent tram services provide swift access in to the city centre and out to The Gyle, Edinburgh Park and the airport, and regular bus services connect swiftly to other areas of the city.



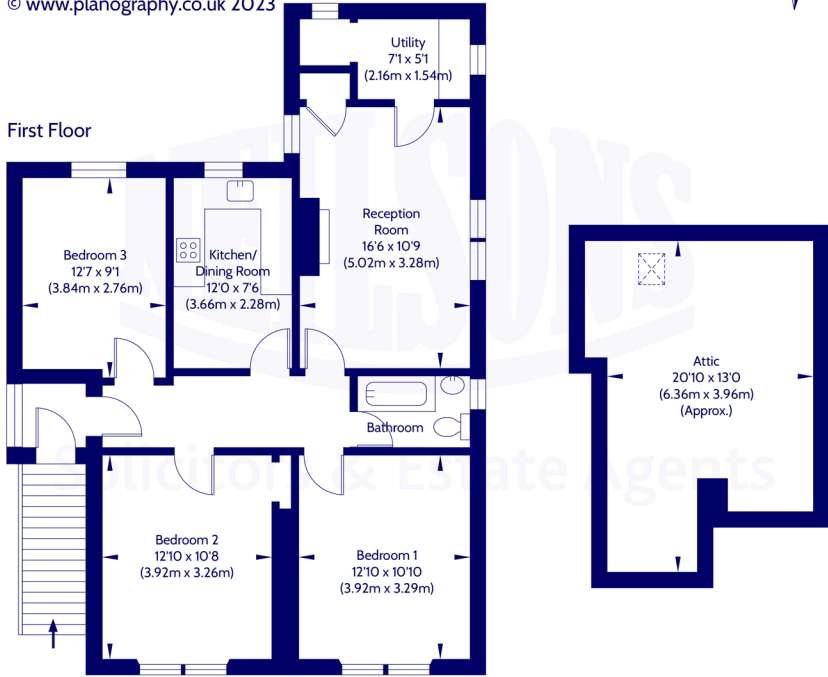
Approx. Internal Area Excl. Attic 85.16 Sq M / 917 Sq Ft.

Not to scale. For identification only.

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### First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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