



5 Saughton Gardens
MURRAYFIELD | EDINBURGH | EH12 5TF


warners
solicitors & estate agents



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Immaculately presented, two-bedroom lower flat boasting a south-facing rear garden situated in the popular residential area of Murrayfield to the west of Edinburgh's city centre.

This stunning property has been tastefully decorated to an exceptional standard throughout, and is presented to the market in true move-in condition. The living room to the front of the property is well-sized and lets in plenty of natural light. This leads through to the modern kitchen which is well-appointed and offers a good amount of cupboard storage. From here access is provided to the south facing rear-garden area which will be ideal for enjoying the best of the summer sun.

Both bedrooms are of a good size, with either having the potential to be employed as a home office, study or gym giving the property a good degree of flexibility, and a stylish wet room with waterfall-effect shower and WC completes the accommodation internally.

Benefiting from easy access to public transport links and offering immense appeal to first-time buyers, couples and those looking to downsize, as well as holding investment potential, early viewing is essential to avoid missing out on this fantastic opportunity.

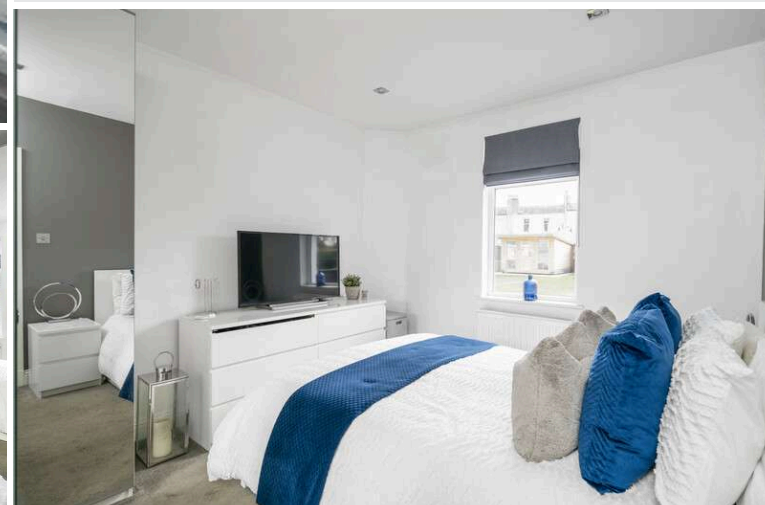
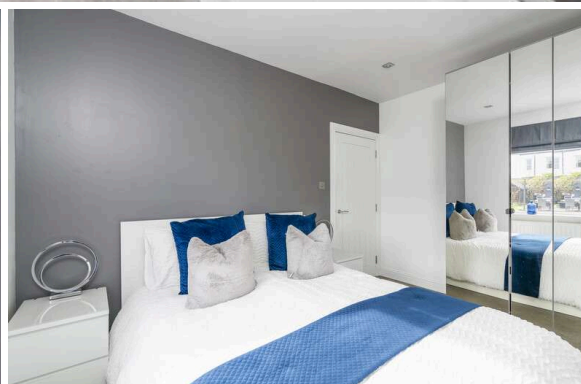
- Two-bedroom lower flat
- Ideal first-time purchase
- Popular location
- Living room
- Modern kitchen
- Two double bedrooms
- Wet room
- Gas central heating
- Double glazing
- Front & rear garden

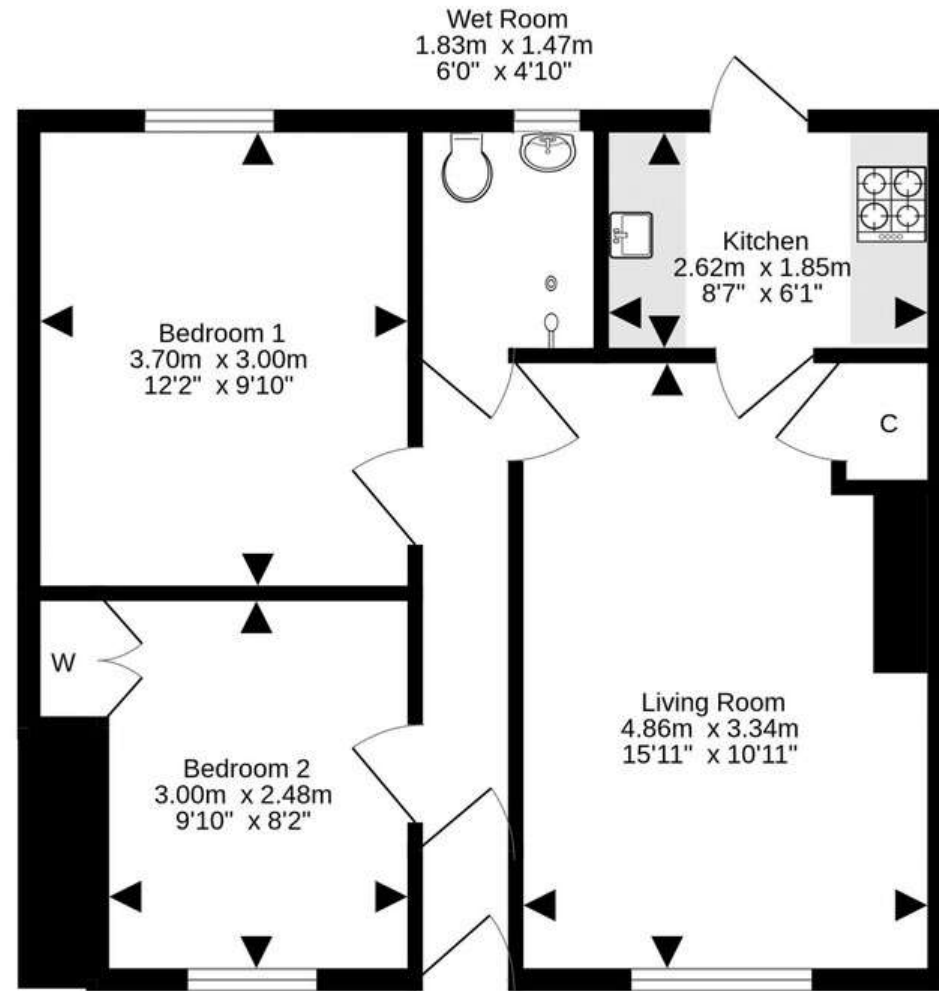
Included in the sale will be all blinds, fridge, washing machine, oven, microwave, induction hob . EPC Rating C.

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



The subjects are located in the ever popular Murrayfield area of Edinburgh, which lies to the west of the City Centre. The flat is well positioned to take advantage of shops serving the local community, with additional shops and services to be found at nearby Gorgie or Corstorphine, whilst The Gyle shopping complex is also within easy reach. Sainsburys, Asda and Aldi all have stores in the surrounding area. Sports enthusiasts are well catered for, with Carrick Knowe Golf Course and Murrayfield Stadium in the vicinity, plus Saughton Public Park nearby with its playing fields, athletics track and the biggest skate board park in Scotland. An efficient public transport network is on hand, including regular buses running to other parts of town and a tram stop at nearby Balgreen which runs from the airport to Newhaven. A short drive westwards allows access to the City Bypass and main motorway networks.





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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