



42/8 Saughton Road, Edinburgh, EH11 3LY  
Offers over £130,000



MONARCH  
LEGAL



Enjoying well-kept communal gardens and forming part of an established development, this is a bright two-bedroom apartment in the residential area of Saughton. Situated on the third floor, the front door opens into an entrance hallway boasting a soft neutral décor with wood-inspired flooring leading seamlessly to the west facing living room. Light-filled and with a generous layout it features an expansive triple window with a pleasant leafy outlook, views over to the Pentland Hills, and an appealing interior including the wood-inspired flooring of the hallway.



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Adjoining the living room, you enter the well-laid-out peninsula kitchen with white wall and floor cabinets, marble-effect worktops, and brick-effect splashback, along with an integrated gas hob, oven, and extractor hood. Enjoy relaxed dining at the breakfast bar for two. Lying opposite the kitchen and living room are two good-sized double bedrooms, one carpeted and the other with wood-inspired flooring. Both feature plentiful natural light, built-in mirrored wardrobes, and a calm colour palette.





The modern and well-appointed family bathroom houses a chrome towel radiator, hidden cistern WC, washbasin built into wall-hung vanity, and a bath with a wall-mounted shower set against large porcelain tiles.



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Ample parking and an extensive shared green adds to the overall appeal of this home. Gas central heating and double glazing throughout keep the property warm and comfortable. The Gyle Shopping Centre, Saughton Tram Link, Saughton Public Park, and Carrick Knowe Golf Club are all nearby.



42/8 SAUGHTON ROAD, EDINBURGH EH11 3LJ  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 682 SQ FT / 63 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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A popular Edinburgh residential suburb to the west of the City Centre, Saughton enjoys access to an array of local retail and leisure amenities along with superb transport links. The scenic Saughton Public Park and Gardens with recreational pitches, a play area, rose gardens, and a skateboard park, is within walking distance. Carrick Knowe Golf Course set in the shadow of Murrayfield Stadium and Corstorphine Hill are both perfect spots to get out and about and enjoy wonderful views. For indoor pursuits there is a state-of-the-art gym on nearby Westfield Road and David Lloyd at Corstorphine has swimming pools, tennis courts, fitness classes, and more. An Odeon Luxe Cinema is a five-minute drive, and there are cafés, bars, and restaurants to enjoy in nearby Corstorphine such as Mimi's Bakehouse and The Torfin. The property is ideally situated for local shopping needs with a mini market and Scotmid, an Asda at Chesser, and the nearby Gyle Shopping Centre that houses a Morrisons and Marks and Spencer. There is well-regarded local primary and secondary schooling. Excellent transport links include a reliable bus service, the Saughton Tram Link offering quick access to St Andrew Square and Edinburgh International Airport, and proximity to the City Bypass.

## Get in touch



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## Video Tour



### Misrepresentations

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