



20 Saughton Road, Edinburgh

Offers Over £135,000





Saughton is set to the west of the city centre. There is a choice of shopping at nearby Saughton Road North including a Scotmid plus there is a Tesco Express at Stenhouse Place East and further shopping at Stenhouse Cross. A choice of buses and the tram halt at Saughton offer regular access to and from the city centre. There is primary and secondary schooling at hand, plus the Gyle shopping centre, South Gyle Business Park and the RBS HQ at Gogar are all readily accessible. For commuters, the city by-pass, the central motorway system and the airport are all within comfortable driving distance.

This three-bedroom terrace house presents an excellent investment opportunity for investors or cash buyers. Due to the nonstandard construction type, the property won't be suitable for mortgage lending. Boasting three double bedrooms and a downstairs shower room, it represents a fantastic opportunity to acquire a spacious family home.

Upon approaching the property, residents will find a driveway to the front with a gate at the front for private parking. The interior of the house reveals a practical layout, with generous storage solutions throughout, catering to the needs of modern living. The fully enclosed rear garden provides a peaceful retreat, ideal for relaxation and entertaining guests.

The property's three double bedrooms offer flexibility for various living arrangements. The downstairs shower room adds a convenient touch to the property's functionality, enhancing the overall comfort and practicality of the living space.



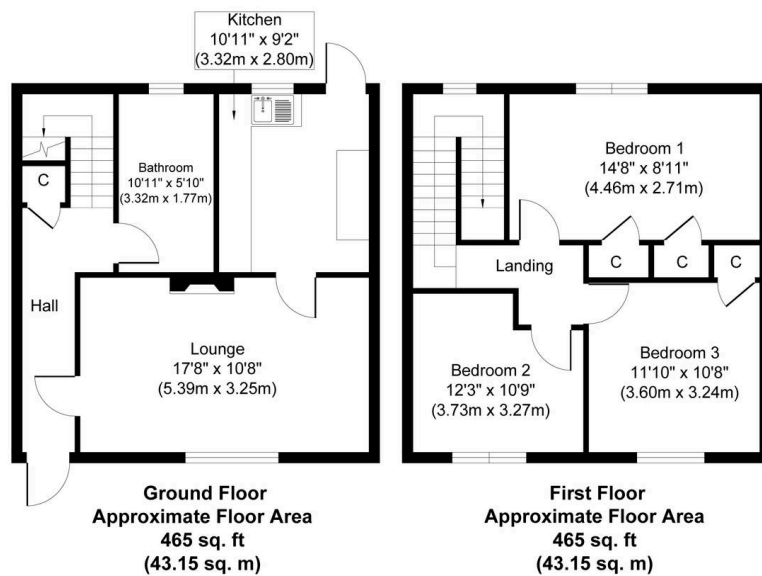
20 Saughton Road

Edinburgh, Edinburgh

- Three Bedroom Terrace House
- Not Suitable For Mortgage Lenders
- Three Double Bedrooms
- Downstairs Shower Room
- Gated Driveway To Front Of Property
- Fully Enclosed Rear Garden
- Ample Storage Throughout
- Ideal For Investors & Cash Buyers
- Excellent Location For Commuting Links Into Edinburgh
- Close Proximity To Local Amenities

Conveniently located 3-bed terrace house near Edinburgh with non-standard construction, ideal for investors or cash buyers. Features spacious layout, driveway, enclosed garden, and easy commute to Edinburgh.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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