



Morgans

PROPERTY

60 Saughtonhall Drive, Edinburgh, EH12 5TL

Offers Over £310,000



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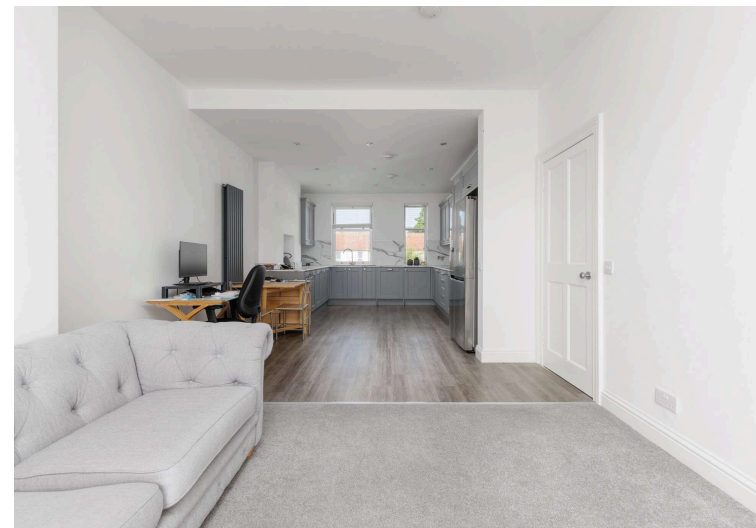


1



1





Ent Stairwell and hallway



Bathroom



Lounge / Kitchen/ Dining



Rear Garden



Two Bedrooms



On street parking



EPC Rating -



Council Tax Band -





## Welcome

A fantastic opportunity to acquire this well-appointed two-bedroom first-floor flat, set within a popular residential area on Edinburgh's sought-after west side. Offering generous living space and the rare benefit of a private rear garden, this property is perfectly suited to a wide range of buyers. The standout feature of the property is the exceptional open-plan kitchen and lounge — an impressively proportioned space that runs the full depth of the flat, flooded with natural light and ideal for both relaxed everyday living and entertaining. The kitchen area provides ample workspace and storage, flowing seamlessly into the generous lounge area to create a truly versatile living space. The accommodation further comprises two well-sized bedrooms, both with built-in storage, and a modern bathroom fitted with a bath, shower, WC, and wash hand basin. A hall with additional cupboard space provides a welcoming entrance and practical day-to-day storage. Outside, the property benefits from a private rear garden — a real rarity for a flat of this type — offering a lovely outdoor retreat ideal for relaxing, gardening, or al fresco dining. Saughtonhall Drive is superbly located with easy access to a wide range of local amenities, excellent schools, and strong public transport connections into Edinburgh city centre, making this an outstanding home in a highly convenient location.





## **EXTRAS INC. IN SALE/AGENTS NOTE**

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.





## Saughtonhall

Saughtonhall is a well-regarded residential district on Edinburgh's west side, offering the perfect balance of suburban tranquillity and outstanding city connectivity. The area is well-served by a range of local shops, supermarkets, and everyday amenities, with Edinburgh city centre's vibrant retail and leisure offering just a short distance away. A wide choice of well-regarded schools at both primary and secondary level makes it a particularly popular choice for families. The property benefits from excellent transport links, with regular bus services, the tram network, and Haymarket and Waverley rail stations all easily accessible, providing intercity connections throughout Scotland and beyond. For motorists, the nearby A8 and city bypass offer straightforward access to Edinburgh Airport and the wider Central Belt motorway network.

## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

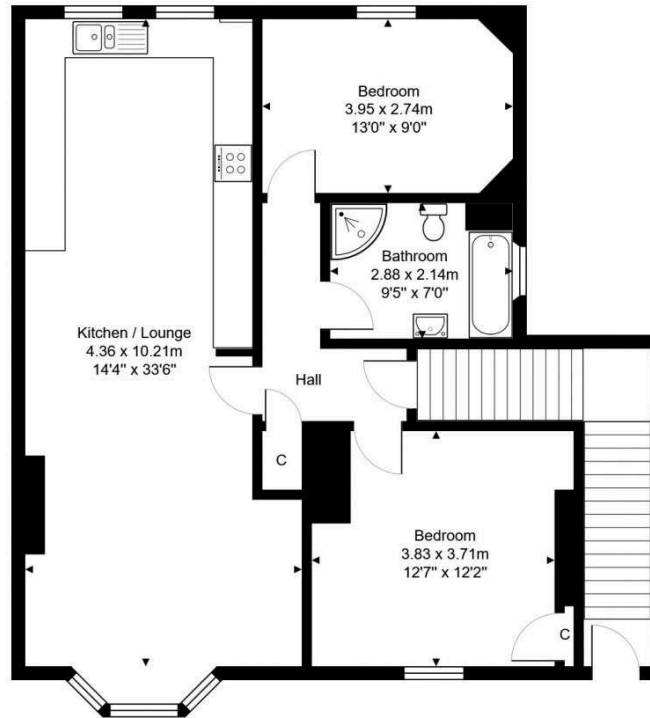


60 Saughtonhall Drive, Saughtonhall, EH12 5TL



Total Area: 89.5 m<sup>2</sup> ... 964 ft<sup>2</sup>

All measurements are approximate and for display purposes only



1st Floor



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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.