

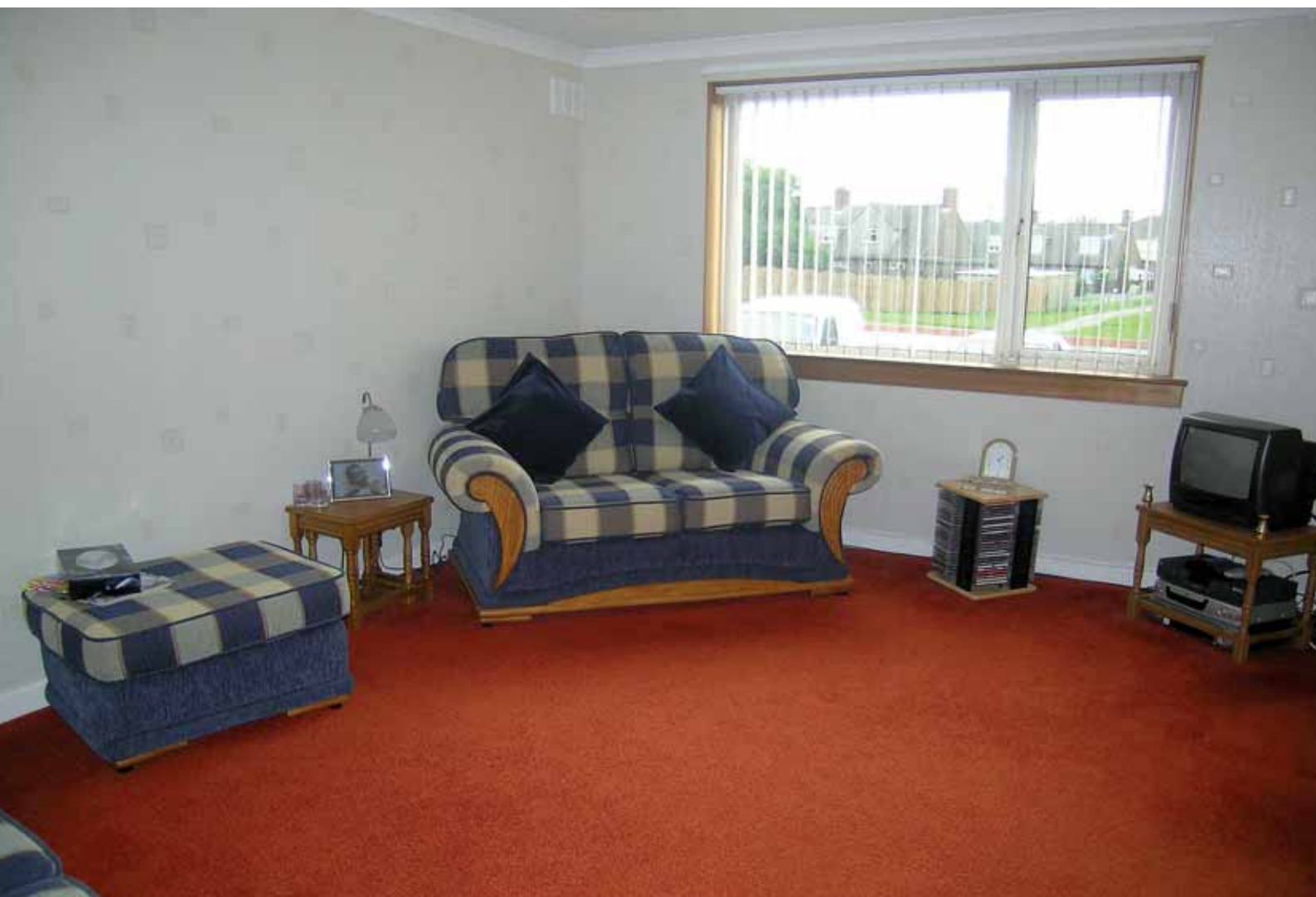
SAUGHTON MAINS

16/2 Saughton Mains Terrace EH11 3NT

OFFERS OVER £65,000

- *Recently upgraded and decorated ground floor flat set quietly to the rear of the tenement.*
 - *Living room, separate modern fully fitted kitchen, large double bedroom with built in wardrobes, good sized box room and bathroom with shower.*
 - *Excellent cupboard space.*
 - *Full gas central heating.*
 - *UPVC double glazing.*
 - *Shared rear green.*

Viewing: Thursday 7-8 pm, Sunday 2-4 pm or telephone agents on 0131 346 0099.



Entrance Hall - 14'2" x 3'4".

Deep shelved cupboard. Two further cupboards housing meters etc and providing additional storage. Halogen down lighter with four lights. Central heating radiator. Single power point. Stripped and varnished wooden floor.

Living Room - 15'7" x 10'4".

Large well proportioned living room with UPVC double glazed window to front with open aspect. Ceiling coving. Central ceiling light. Central heating radiator. Deep store cupboard. Telewest television and telephone connection. Terrestrial TV aerial. 3 double power points. Vertical window blinds. Hardwood sill. Quality fitted carpet.

Kitchen - 10'1" x 8'1".



Good sized modern fully fitted kitchen with full width window overlooking rear courtyard area. UPVC double glazed window with hardwood sill. Stainless steel sink and drainer. Fitted with base units in natural beech wood finish with brushed steel fittings. Plumbed for automatic washing machine (included). Gas hob and electric oven. 3 double power points at upper level plus dedicated points. Cupboard housing cold water tank above and hot water tank below. Wooden shelf. Fully tiled to ceiling level with rustic earthenware tiles. Fitted carpet tiles.

Bedroom - 10'4" x 12'.



Large double bedroom with fitted wardrobes with drawers/cupboard. UPVC double glazed window to front with vertical blinds. Central ceiling light. Ceiling coving. Central heating radiator. Two double power points. Telephone point. Recently fitted carpet.

Bathroom - 6'7" x 5'6".



Modern, recently fitted bathroom with three piece white suite and electric shower. Fully tiled to ceiling level throughout. Central heating radiator. Brushed steel fittings. Curtain rail and curtain. Ceramic tiled floor. Wall mirror and wall shelf included.

Box Room - 7'5" x 4'.

Useful room located off hall. Central ceiling light. Coat hook rail. Fitted carpet.

Externally

Shared drying green and ample parking.

Extras

All fitted carpets together with the automatic washing machine.

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Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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