

Saughton Crescent, Edinburgh, EH12

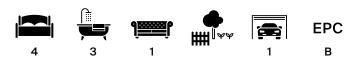


A fantastic **newly developed** four bedroom semi-detached house with garage and garden.

A stunning semi-detached house that offers a homely living experience. This newly constructed four bedroom residence is meticulously designed and finished to the highest standard, ensuring a blend of luxury, comfort, and style.

The ground floor comprises of a welcoming and spacious hall, guest WC, convenient storage cupboard and kitchen dining area with stylish bifold doors to a patio area and private garden. Up the elegant stairs, the front of the first floor is the drawing room and to the quiet rear is the primary suite with a large en suite. Over the third floor is the second bedroom with en suite and generous inbuilt storage alongside are two further double rooms with shower room.

The property benefits from off street parking with a monobloc driveway for parking and a garage with an electric door and EV charging provisions.



Offers Over Tenure Local Authority Council Tax
£635,000 Freehold The City of Edinburgh Council TBC







Location

Located just two miles from the vibrant city centre, Saughton Crescent enjoys the convenience of being close to the heart of the action. The nearby Murrayfield area provides a range of supermarkets, independent retailers, restaurants, and a selection of welcoming pubs. For those seeking a touch of luxury, Edinburgh's West End offers a plethora of upscale dining establishments, trendy bars, and fashionable boutiques.

Within a short walk, you'll find BT Murrayfield Stadium, a renowned venue that hosts an exciting array of sporting and music events. Families will appreciate the excellent schooling options available, with the property falling within the catchment area for top-rated schools. Additionally, several prestigious private schools, such as The Mary Erskine School, St. George's School for Girls, and Stewart Melville College, are conveniently located nearby.





The transportation links are very convenient, with Haymarket Train Station and the tramline just a stone's throw away, providing regular services to Edinburgh Airport. The City Bypass and M8/M9 motorways are also easily accessible, allowing for seamless travel throughout the region. Saughton Crescent offers the perfect combination of convenience, amenities, and accessibility for a well-rounded and fulfilling lifestyle.











Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.





Approximate Gross Internal Floor Area 1866 Sq Ft - 173.35 Sq M (Including Garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Reception Bedroom

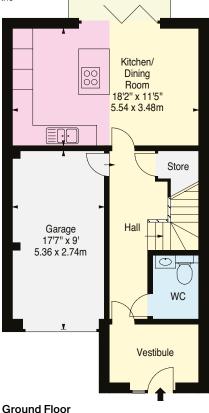
Bearoon

Kitchen/Utility

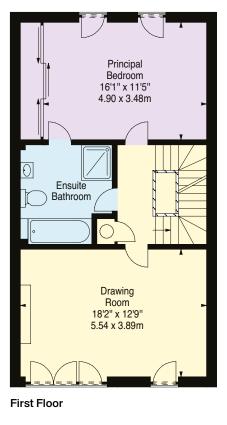
Bathroom

Storage

Outside



Patio



_Double Double Bedroom 3 Bedroom 4 11'5" x 9'2" 11'5" x 8'10" 3.48 x 2.79m 3.48 x 2.69m Shower Boom Store Double Bedroom 2 12'5" x 11'9" Shower 3.78 x 3.58m _Room

Second Floor

Knight Frank Edinburgh We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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