



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.



4



3



1



1

EPC

B

Offers Over

£635,000

Tenure

Freehold

Local Authority

The City of Edinburgh Council

Council Tax

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.



**Knight Frank Edinburgh**  
 80 Queen Street

**We would be delighted to tell you more**

Edinburgh  
 EH2 4NF  
[knightfrank.co.uk](http://knightfrank.co.uk)

**Rosi Dow**  
 0131 222 9610  
[rosi.dow@knightfrank.com](mailto:rosi.dow@knightfrank.com)

**Hanna Mckie**  
 0131 322 3462  
[hanna.mckie@knightfrank.com](mailto:hanna.mckie@knightfrank.com)



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group

Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

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

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)