



## 5 Saughton Grove

Saughtonhall, Edinburgh, EH12 5SN

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## Summary

Forming part of an established development in Saughtonhall, this main-door lower flat offers two bedrooms, a spacious living room, a kitchen with an adjoining dining room/sunroom, and a shower room, plus private front and rear gardens, access to a shared drying green, and unrestricted on-street parking. The home offers scope for cosmetic upgrades and improvements, whilst also lying close to excellent amenities and a wealth of green space.

Extras: all fitted floor coverings, window coverings, and light fittings will be included in the sale.

## Features

- Main-door lower flat in Saughtonhall
- Scope for modernisation
- Entrance hallway
- Spacious living room
- Kitchen with adjoining dining room/sunroom
- Two double bedrooms
- Modern shower room
- Private front and rear gardens
- Access to shared drying green
- Unrestricted on-street parking
- Gas central heating
- Double-glazed windows
- EPC Rating - D

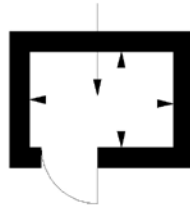




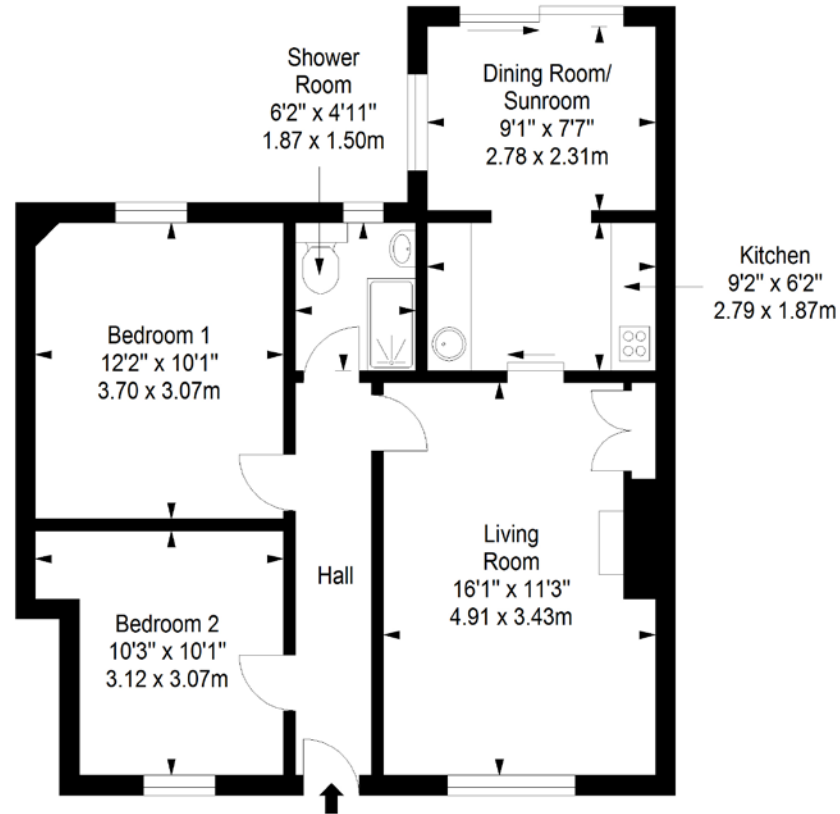
# Floorplan

**Shed**  
Approx. 2.1 sq. metres (22.6 sq. feet)

Shed  
5'11" x 3'11"  
1.80 x 1.20m



**Ground Floor**  
Approx. 59.3 sq. metres (638.3 sq. feet)



Total area: approx. 61.4 sq. metres (660.9 sq. feet)

LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU

0131 337 7771

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