



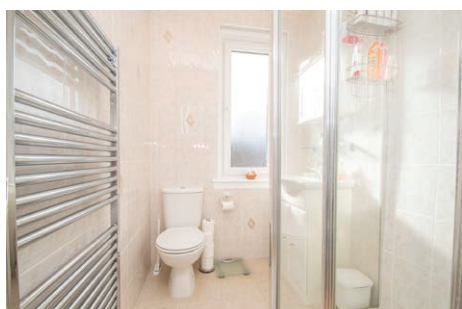
## 10/2 Saughton Loan, Edinburgh, EH12 5TA

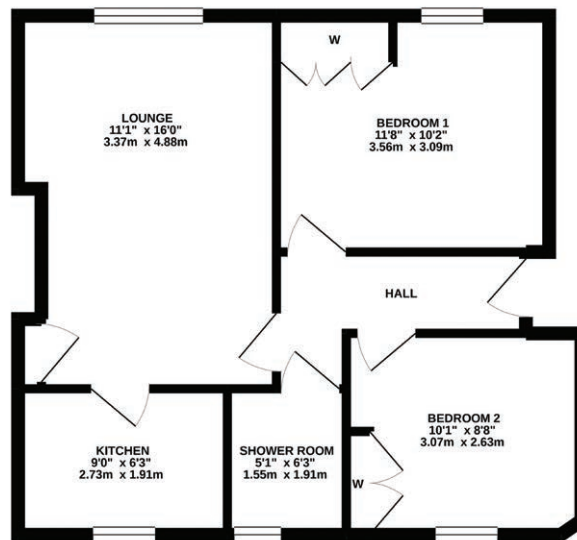
*'Well presented and spacious end terraced upper flat within sought after location.'*

Hall, lounge with living flame gas fire, fitted kitchen, 2 double bedrooms and shower room. Gas central heating. Double glazing. Own garden area to rear plus shared drying green. On street parking to front.

Saughton Loan lies approximately 3 miles west of Princes Street and is well placed for those working within the city centre with a regular bus and tram service available nearby. Alternatively a number of major access roads, including the A8 Glasgow Road, allow for ease of movement outwit the city. Within the vicinity there are amenities to meet every day needs including shops, schools, post office and supermarkets with recreational needs well provided for by way of public parks, gyms, Murrayfield Stadium, Edinburgh Zoo, golf courses and the Water of Leith walkway. It is also worth noting the close proximity to Haymarket railway station, Edinburgh Business Park, Gyle Shopping Centre, Edinburgh International Airport and Royal Bank of Scotland global headquarters at Gogarburn.

**EPC RATING D**





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, ceilings and other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only perspective purposes. The current system and equipment shown are for illustrative purposes and no guarantee as to their operability or efficiency can be given.  
Made with Hergo 10/02

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All measurements are approximate and are not warranted.  
No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.

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