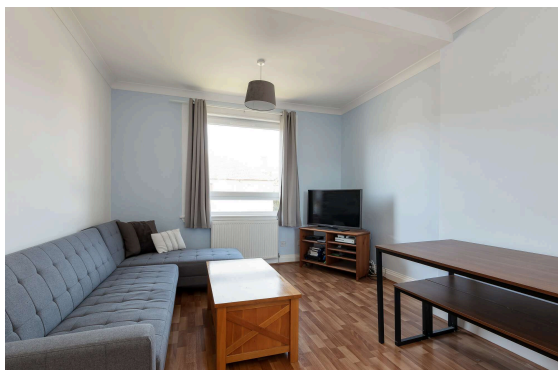
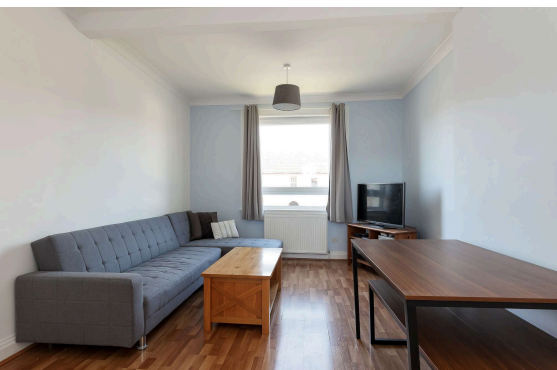


**9/1 Saughton Loan  
Edinburgh EH12 5SZ**

**Offers Over £190,000**

- South facing living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven
- Two double bedrooms
- Fully tiled bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Garden to side with shed and communal drying green
- Free on-street parking

**Council Tax Band: C  
Tenure: Freehold**



## Upper Flat

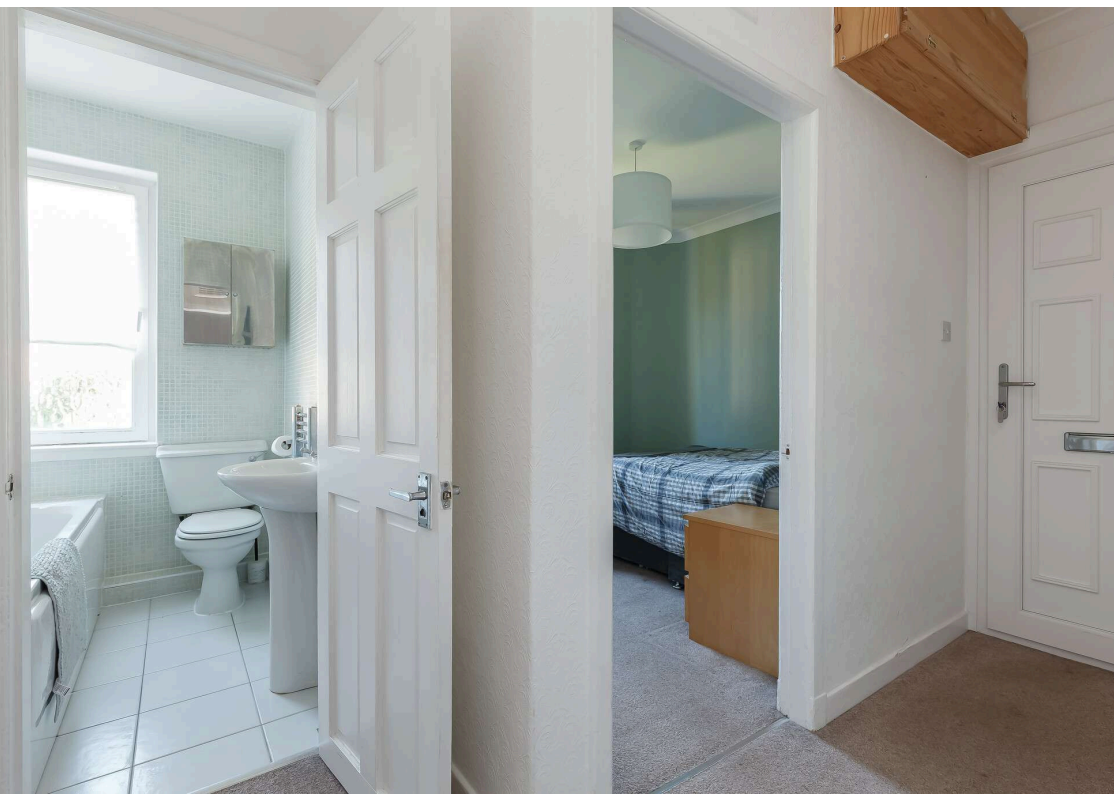
Blair Cadell are delighted to bring to the market this superb two-bedroom upper flat, set within the highly sought-after Saughton Loan area, offering generous accommodation and excellent links to Edinburgh city centre.

The property is entered into a bright and spacious, south-facing living and dining room, providing an ideal space for relaxing or entertaining friends and family. The well-appointed kitchen is fitted with a range of floor and wall-mounted units, a gas hob, electric oven, and white goods, which are available by separate negotiation. There are two well-proportioned double bedrooms, both offering comfortable and versatile accommodation. The fully tiled bathroom is fitted with a modern three-piece suite, with a mains-powered shower over the bath. Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency. A large loft provides excellent additional storage space. Externally, the property enjoys a garden area to the side, a useful storage shed, and access to a communal drying green. Free on-street parking is readily available.

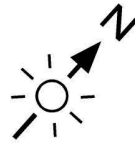
Saughton Loan is situated within the popular Balgreen district, approximately two miles west of Edinburgh city centre. The area is well served by a range of local amenities, including nearby shops and a Tesco Express, with larger supermarkets available at ASDA Chesser (24-hour), Sainsbury's Murrayfield, and the upcoming Edinburgh West Retail Park, which will include Costa and an M&S Food Hall. Napier, Heriot-Watt, and Edinburgh universities are all easily accessible, while leisure facilities nearby include Nuffield Health Club, The Corn Exchange Leisure Village, Craiglockhart Sports Centre, PureGym on Gorgie Road, several golf courses, and the scenic open spaces of Colinton Dell and the Water of Leith. Directly opposite the property lies Saughton Park, a well-maintained 34-acre green space featuring playing fields, an athletics track, skateboard park, modern play areas, landscaped gardens, and a café. Excellent public transport links are available, with regular bus services from both Gorgie Road (A71) and Stevenson Drive, as well as nearby tram stops at Saughton and Balgreen.

**Viewing by appointment on 0131 337 1800**

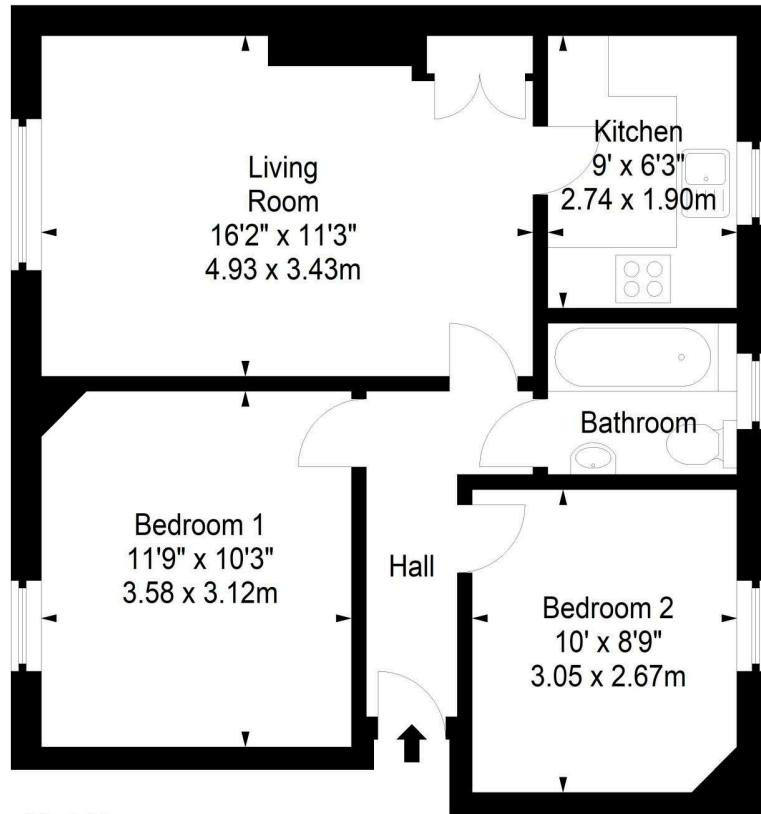




Saughton Loan,  
Edinburgh,  
Midlothian, EH12 5SZ



Approx. Gross Internal Area  
550 Sq Ft - 51.10 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



First Floor



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