










Offers Over
£410,000

20 Glendevon Place

Balgreen | Edinburgh | EH12 5UL

An elegant and beautifully presented, stone built, maindoor, double upper villa offering generously proportioned accommodation in move-in condition. Situated in the highly-regarded Balgreen district to the west of Edinburgh City Centre, this high-amenity area offers superb transport links by tram, bus or car to the city and surrounding areas.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  On Street Parking
-  Rear Garden
-  EPC Rating – D
-  Council Tax Band - E



Description

Internally the spacious accommodation briefly comprises; entrance vestibule and hallway to the ground floor with stairs leading to the upper floors and rear hallway giving access to the garden and offering useful storage space, bay windowed reception room with features such as a fireplace, hardwood floor and cornice work; contemporary dining kitchen with utility off the rear, offering ample gloss white wall and base units, glass splashback and integrated appliances; on the same level is two similar sized well proportioned double bedrooms; to the upper level is the generous principal bedroom, decorated in neutral tones showcases six velux windows, downlights and a walk in wardrobe, the room further benefits from an En-Suite shower room. The family bathroom is located on the first floor with full height tiling, crisp white three piece suite and electric shower over the bath.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and floor coverings.

**Please note there have since been some changes made to flooring in the bathrooms.*

Garden and Parking

The property further benefits from a private garden to the rear, accessed via the ground floor hallway, the area is mostly laid to lawn with patio area and enclosed via fencing, the area is finished with planted borders. Ample unrestricted on street parking is available.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

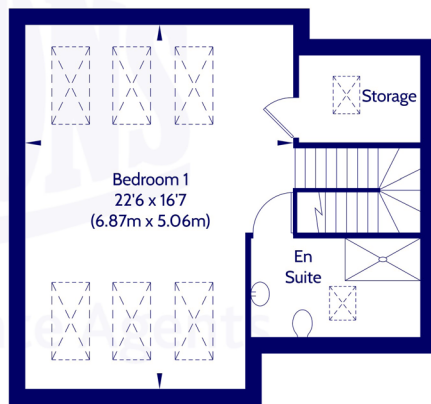
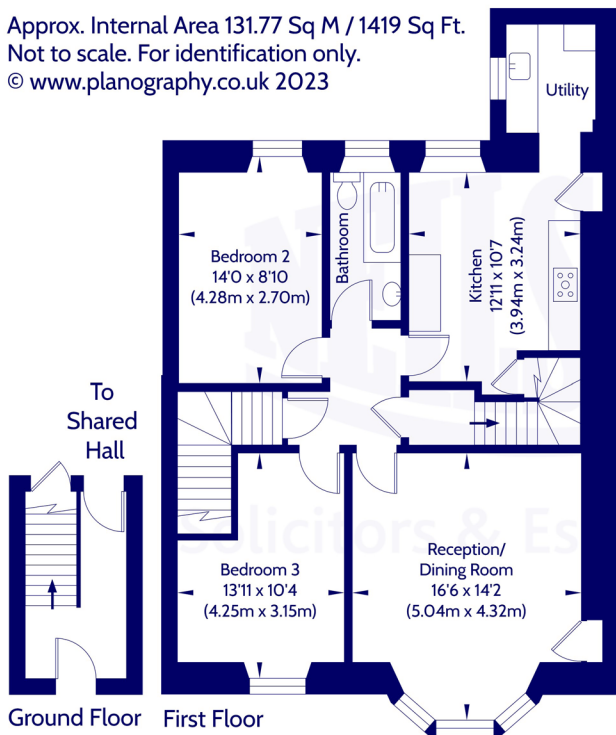
Balgreen lies to the west of the City Centre and boasts a variety of convenient local shops to meet day to day needs, including a Scotmid. Further amenities can be found in the neighbouring district of Corstorphine and at The Gyle Shopping Centre which houses a fantastic range of restaurants and high street shops. There is a frequent bus and tram service to the City Centre and surrounding areas and the City Bypass is also easily accessible, providing links to central Scotland's main motorway network. Leisure activities in the area include Edinburgh Zoo, Murrayfield stadium and the beautiful water of Leith walkway. Education from nursery to secondary level is well catered for and both Napier and Heriot-Watt University are within easy travelling distance.



Approx. Internal Area 131.77 Sq M / 1419 Sq Ft.

Not to scale. For identification only.

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Second Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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