

LAW • PROPERTY • FINANCE

4/3 BALGREEN GARDENS

Balgreen, Edinburgh, EH12 5UG







Nestled at the end of a cul-de-sac in Balgreen, this two-bedroom, upper flat offers a convenient location near amenities and transport links. It has been redecorated throughout in neutral tones and laid with brandnew carpets. The double glazing has been newly installed and there is a gas supply to the building.

Extras: all fitted floor coverings, light fixtures, and integrated appliances to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Upper flat in Balgreen
- Lightly decorated interiors
- Good-size living room
- Modern fitted kitchen
- Bright bathroom with shower
- Two bedrooms
- Communal rear garden
- Unrestricted on-street parking
- EPC Rating E
- Council Tax Band C



"...SPACIOUS,
MOVE-IN READY
FIRST-FLOOR FLAT,
SITUATED IN
LEAFY BALGREEN..."



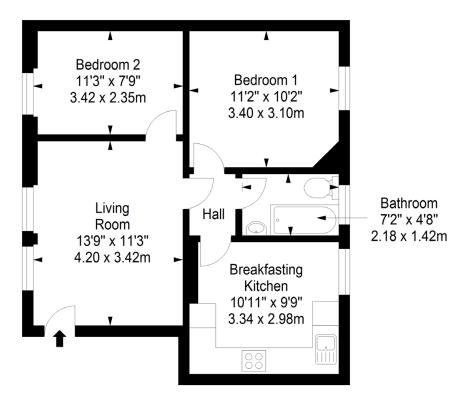








First Floor Approx. 50.2 sq. metres (540.3 sq. feet)



Total area: approx. 50.2 sq. metres (540.3 sq. feet)



PROTECTED











These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particular, (a) descriptions, measurements and only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.



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