



GILSON GRAY

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 brand-new 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



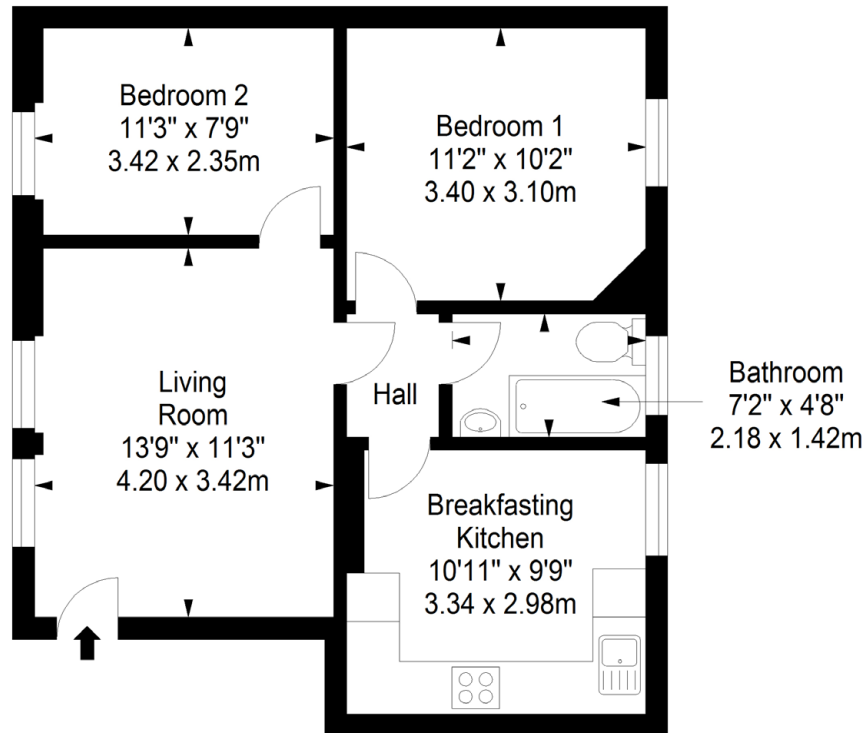
“...SPACIOUS,
MOVE-IN READY
FIRST-FLOOR FLAT,
SITUATED IN
LEAFY BALGREEN...”





First Floor

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



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

GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000



BORDERS

01890 880 008

@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

