










Fixed Price

**£335,000**

## 4 Glendevon Park

Balgreen | Edinburgh | EH12 5XB

This superb double upper villa has been thoughtfully extended to utilise and make the most of the space on offer. The property provides spacious family accommodation in the ever-popular west Edinburgh district of Balgreen, close to superb amenities and transport links by tram or bus providing swift access in and out of the city.

-  4 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



## Description

In brief the subject comprises; entrance hallway with stairs leading up to the first floor and inner hallway, light and airy bay windowed reception room with gas fire and storage, galley fitted kitchen with appliances, spacious principal bedroom with fitted wardrobes, good sized second double bedrooms and bathroom with three-piece suite and shower over bath. Finally, the upstairs accommodation comprises; upper landing and two further well-proportioned bedrooms. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer, tumble dryer and washing machine.

## Gardens & Driveway

A particular feature of this property is the superb side/rear garden, which is mainly laid to lawn and patio area, creating the perfect haven for children to play and outside dining/relaxing. The Kercher box will also be included in the sale. To the front there is a driveway offering useful off-street parking with access to the property by the way of a path. Further ample free on street parking is also available to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

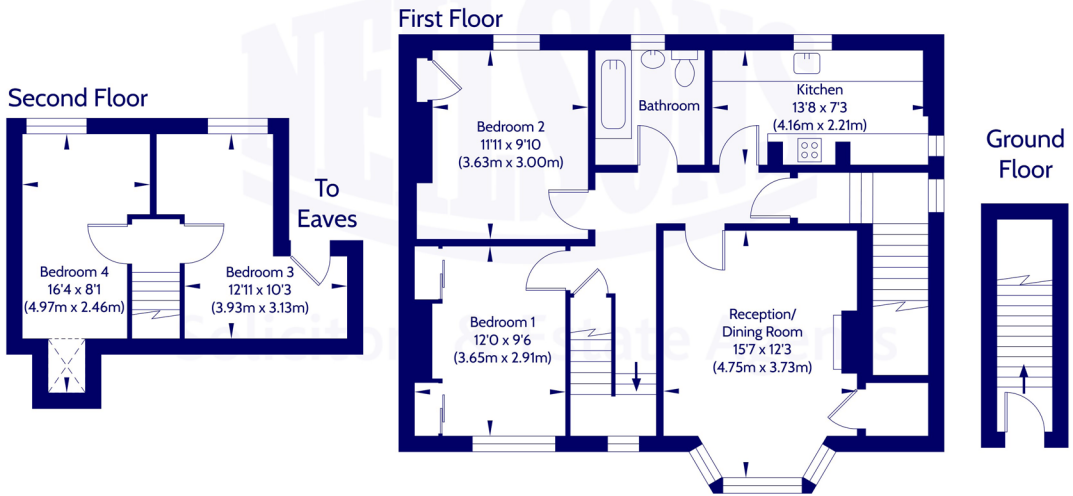
The property is in the popular Balgreen area of Edinburgh, lying to the west of the City Centre. There is a selection of convenient local shops to meet day to day needs nearby, including a Scotmid, and further amenities can be found in the neighbouring district of Corstorphine and at The Gyle Shopping 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 Ice Rink and 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 100.48 Sq M / 1082 Sq Ft.

Not to scale. For identification only.

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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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