



93 Balgreen Road, Edinburgh, EH12 5UA

Description

Attractive detached bungalow which is well maintained and has excellent potential. It has a private front garden, large mature garden and has a driveway to the side. Given the large plot, there is plenty of scope to extend the property to the rear. It benefits from gas central heating and double glazing.

The generous family accommodation comprises:

- Vestibule
- Welcoming entrance hall with hatch with Ramsay ladder to the floored loft which provides excellent storage
- Spacious bay windowed living / dining room with picture rails gas and fire with marble hearth and wooden surround
- Fitted kitchen with a range of wall and base mounted units with laminate worktops with inset sink and appliances including a gas hob, electric oven, washing machine, countertop freezer and fridge
- Bay windowed sitting room / bedroom three with gas fire and open shelved press
- Rear facing double bedroom with fitted wardrobes and storage
- Further spacious double bedroom with picture rail and window overlooking the garden
- The bathroom is fitted with a bath, wash basin with vanity unit and WC



VIEWING DETAILS

Please call DMD Law 0131 316 4666
or check online for the up to date price
information and viewing arrangements.

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EPC RATING
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Outside & Gardens

Large landscaped east facing garden, which is mostly laid to lawn with borders stocked with a variety of mature plants. The front garden has been designed for low maintenance and there is a driveway to the side.

Location

Balgreen is a well regarded residential area situated to the west of Edinburgh City Centre. From a commuting perspective, the property is well placed for the tram and has quick access onto various cycle routes. There is also a frequent bus service to the City Centre. Local shops provide for everyday needs with further shopping available in Corstorphine and the Gyle shopping centre. There is also a large Sainsbury's at Westfield Road. Good schooling from nursery to secondary level can be found in the area. Recreational facilities locally include Carrick Knowe golf course, Edinburgh West PureGym, Nuffield health and fitness club in Chesser Avenue and Saughton Public Park.

Extras

The fixed floor coverings, blinds, curtains, light fittings and the kitchen appliances are included in the sale. As the property forms part of an estate, the usual warranties for heating and appliances are excluded.

Council tax

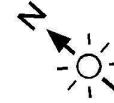
It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



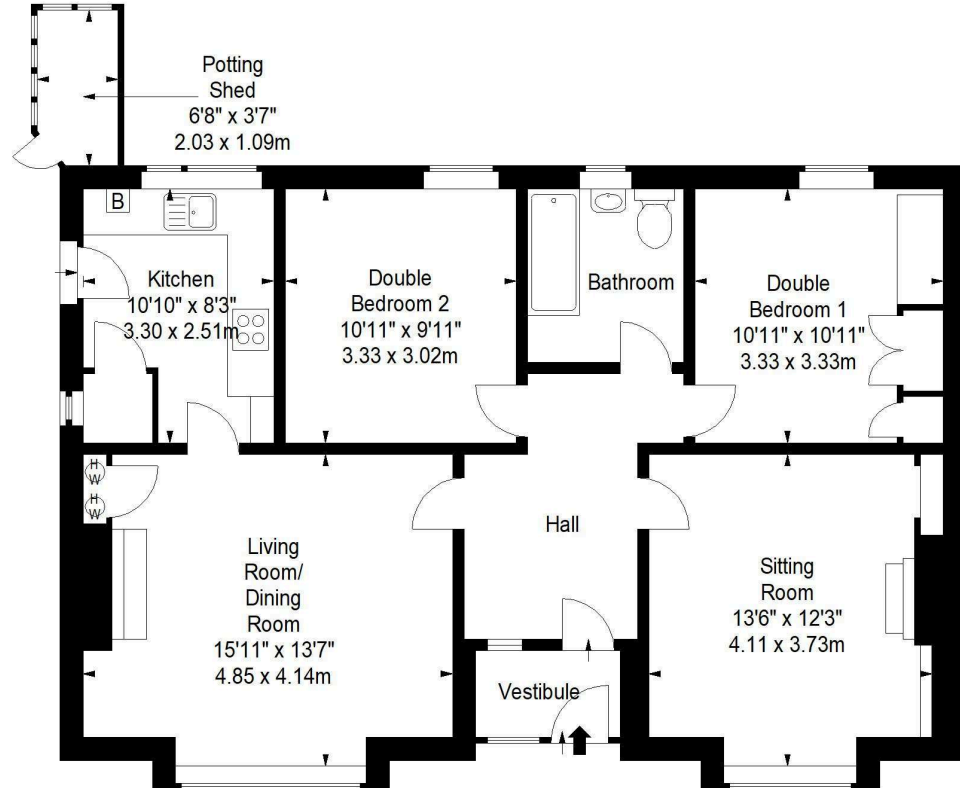




Balgreen Road,
Edinburgh, EH12 5UA



Approx. Gross Internal Area
898 Sq Ft - 83.42 Sq M
Potting Shed
Approx. Gross Internal Area
23 Sq Ft - 2.14 Sq M
For identification only. Not to scale.
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Ground Floor

DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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