



Solicitors & Estate Agents










Offers Over
£395,000

33 Balgreen Avenue

Balgreen | Edinburgh | EH12 5SX

This well presented rarely available terraced townhouse with private garden and garage, forms part of an established modern courtyard development within the sought-after residential area of Balgreen, close to excellent day to day amenities and well placed for convenient commuting. Balgreen Tram Stop which offers easy and fast access to the Port of Leith, the town centre and Edinburgh airport is less than 1km away and can be accessed by the picturesque cycle path that runs along Carrick Knowe golf course. The cycle path is less than 100m from the property.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms Plus WC
-  Garage
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



Description

Internally the property briefly comprises; inviting through hallway with internal access to the garage, storage and convenient WC; to the rear is a handy utility area with rear garden access; the ground floor level is complete with a double bedroom offering double glass doors directly to the rear garden; on to the first floor is a main living area; to the rear of the property is a wonderful south facing, sunny reception room featuring a central focal fireplace and a modern décor; fitted dining kitchen featuring a range of wall and base units, complimenting colour co-ordinated tiling to splash areas, integrated appliances and a private balcony opening onto the courtyard; on the second floor is the principal bedroom with a triple built in wardrobe and an en-suite shower comprising of a white two piece suite, half height tiling and a fully tiled shower cubicle; a further double bedroom with light colour tones and a walk in wardrobe. The family bathroom is on the top floor featuring a crisp white three piece suite, thermostatic shower over the bath and a backlight mirror.



Extras

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

Gardens & Garage

To the rear there is a mature low maintenance garden mostly laid to patio with an area of raised planted beds, furthermore there is a greenhouse and shed included in the sale. A private garage is to the front of the property with additional car parking available on street.

Viewing

Please contact Neilsons on 0131 625 2222.





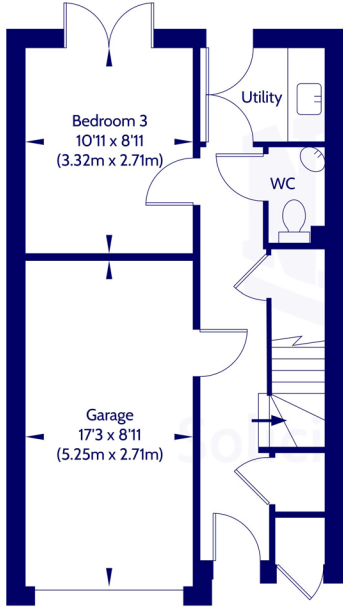
Location

The property is in the sought after Balgreen area of Edinburgh, lying to the west of the City Centre. There is a good selection of convenient local shops to meet day to day requirements, including a Scotmid store. Further excellent amenities can be found in the neighbouring districts of Roseburn and Corstorphine. The Gyle Shopping Centre is within easy driving distance and 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, Saughton Park and the beautiful water of Leith walkway. Reputable education from nursery to secondary level is well catered for and both Napier and Heriot-Watt University are within easy travelling distance.

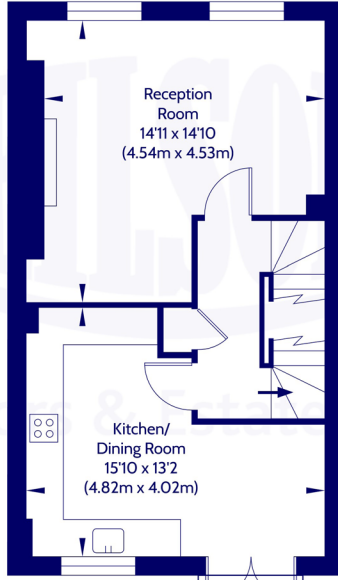
Approx. Internal Area 108.16 Sq M / 1165 Sq Ft.

Not to scale. For identification only.

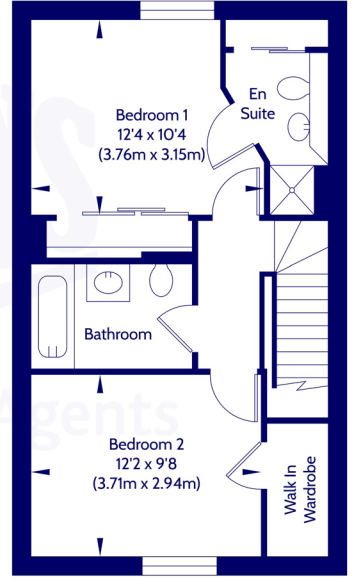
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Ground Floor



First Floor



Third 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

