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WELCOME TO:

BAIRD DRIVE

80 Baird Drive, Balgreen, Edinburgh, EH12 5RZ

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BAIRD DRIVE AT A GLANCE:



Residential Balgreen location



Upper villa



Bright accommodation



Close to superb transport links



Shared rear garden



Excellent local amenities

EXTRAS:

All fixtures and fittings, including; curtains, light fittings, carpets and fitted floor coverings.



A LITTLE BIT ABOUT THE PROPERTY:

This bright upper villa in leafy Balgreen minutes from Murrayfield Stadium and the Water of Leith, offers fantastic potential for modernisation. Quietly situated and with generous proportions, a shared rear garden, and a coveted southerly rear aspect it presents an exciting opportunity to create a comfortable home. Located near essential amenities, parks, golfing, and transport links to the City Centre, it will appeal to a wide variety of purchasers.

- Generous carpeted living room with a living flame gas fireplace and a large picture window to the front providing plentiful natural light.
- Kitchen now in need of an upgrade with ample wall and floor units, worktops, splashback, a built-in pantry, and integrated appliances.
- Light and airy south-facing principal double bedroom overlooking the rear gardens.
- Second good-sized carpeted double bedroom with a built-in cupboard.
- Shower room featuring a WC and washbasin.
- South-facing rear garden with drying green, paving, and a shed.
- Gas central heating and double glazing throughout.
- On-street parking.



LOCATION, LOCATION, LOCATION:

A sought-after suburb to the west of Edinburgh's City Centre, Balgreen offers excellent amenities and schooling, with swift access to town. There are a range of local shops and services on nearby Gorgie Road as well as a large Aldi and Sainsburys within walking distance.

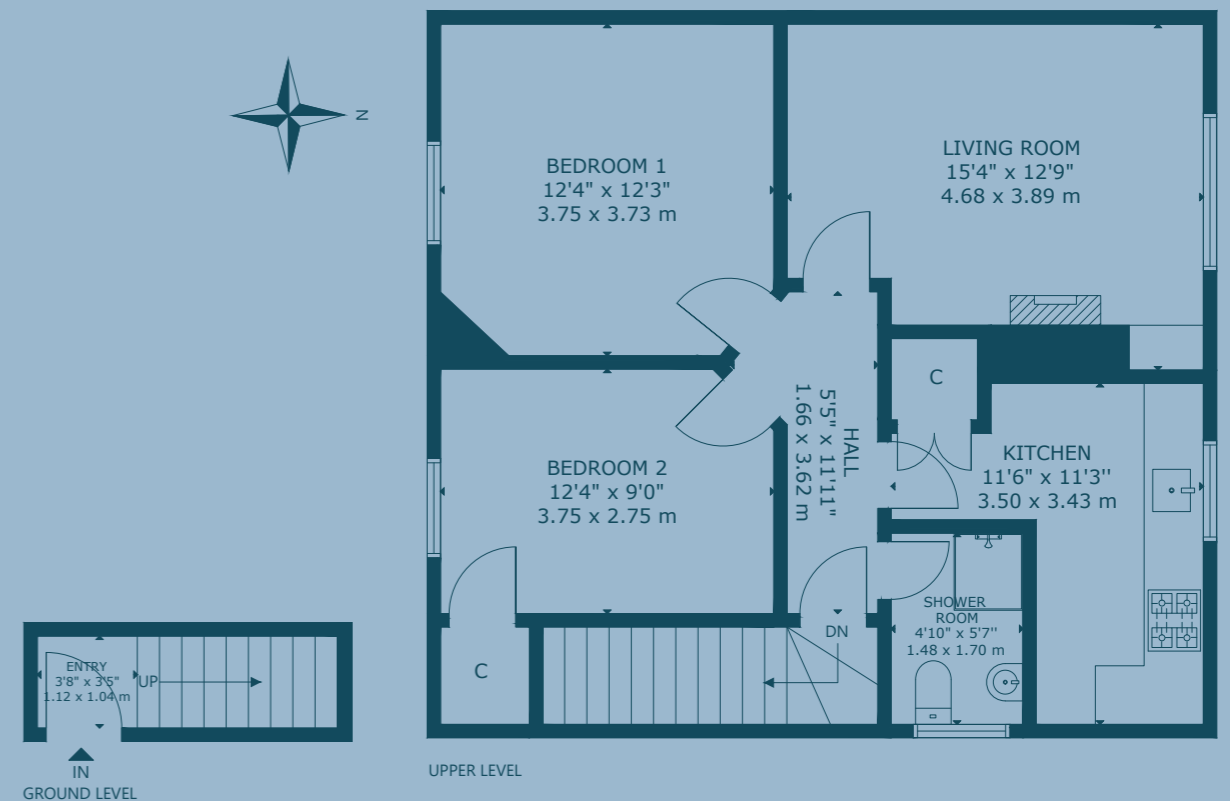
Recreational opportunities are close at hand with Edinburgh Zoo, Murrayfield Rugby Stadium, Saughton Sports Complex, a PureGym, and the Carrick Knowe Golf Club amongst others. For something more leisurely there are peaceful leafy walks at nearby Corstorphine Hill or in Saughton Public Park and Rose Gardens.

Well-regarded state primary and secondary schooling in the area includes Balgreen Primary School and Tynecastle High School. Edinburgh private schools are in easy reach including the Mary Erskine School, St George's School, and Stewarts Melville College.

Excellent bus and tram links take you into the City Centre as well as Edinburgh Airport, and the City Bypass, M8 and M9 motorway networks are all close by.



FLOOR PLAN:



80 Baird Drive, Balgreen, Edinburgh, EH12 5RZ

Approx. Gross Internal Area

764 Sq Ft - 70 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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