










Offers Over  
**£180,000**

## 29/2 Saughton Grove

Balgreen | Edinburgh | EH12 5SN

This spacious and bright main door upper villa with private garden, is situated within the ever-popular district of Balgreen, within easy commuting distance of the City Centre and excellent local amenities. The property is presented to the market in true move-in condition and would undoubtedly appeal to the first time buyer or young professionals.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-street parking
-  Private garden
-  EPC Rating – D
-  Council Tax Band – C



## Description

In brief the accommodation comprises; welcoming entrance hallway, generously proportioned lounge/ dining, contemporary kitchen pleasantly overlooking the rear, light and airy principal bedroom, second well proportioned double bedroom and stylish bathroom with shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances in the kitchen.

## Gardens & Parking

There is a well maintained section of private garden enjoying a sunny, south-facing aspect located to the rear of the property together with a communal drying area. There is a patio/seating area and garden shed providing useful storage space. Ample on-street parking is available to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.





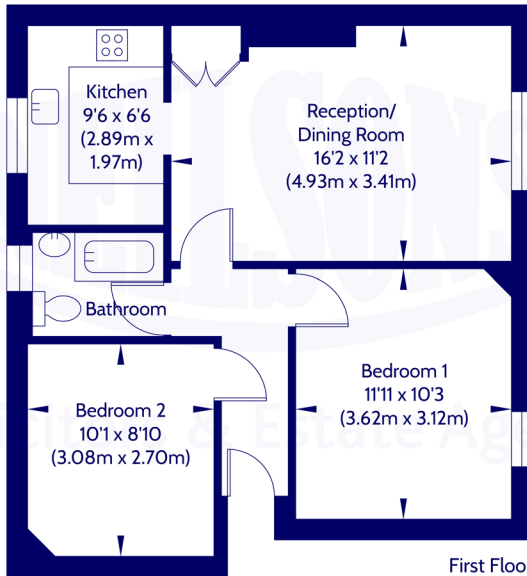
## Location

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 and services to meet day to day needs nearby, including a Scotmid, medical practice and pharmacy. Further amenities can be found in the neighbouring district of Corstorphine and at The Gyle Shopping Centre which houses a fantastic range of 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 the delightful Saughton Park and Rose Garden with skate park and children's playpark, 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. Gross Internal Floor Area 50.48 Sq M / 543 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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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