



Solicitors & Estate Agents










Offers Over

**£280,000**

# 108 Balgreen Road

Balgreen | Edinburgh | EH12 5UB

An elegant and beautifully presented, stone built, maindoor, lower villa offering generously proportioned accommodation in move-in condition. Situated in the highly-regarded Balgreen district to the west of Edinburgh City Centre, this high-amenity area offers superb transport links by tram, bus or car to the city and surrounding areas.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - D



## Description

The accommodation which has been upgraded to a very high standard by the present owner would make an ideal purchase for professionals, young families or those looking to downsize. In brief the subject comprises; entrance vestibule leading to welcoming entrance hallway, light and airy bay windowed reception room with feature fireplace and useful storage, stylish fitted kitchen with storage and door accessing rear garden, two good sized double bedrooms with Edinburgh Press and contemporary bathroom with three-piece suite and shower over bath. 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, integrated dishwasher and integrated washing machine. The bike shed will also be included in the sale. The fridge can be made available by separate negotiations. The greenhouse, wooden shelving in the kitchen and the living room light will not be included.

## Gardens & Parking

The property boasts a south-west facing enclosed rear garden which is mainly laid to lawn and patio area for ease of maintenance. The garden benefits from evening sun throughout the summer. The shed will also be included in the sale. To the front, the property is set back from the street with an enclosed garden with pathway leading to the front door. Unrestricted on-street parking is available to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.

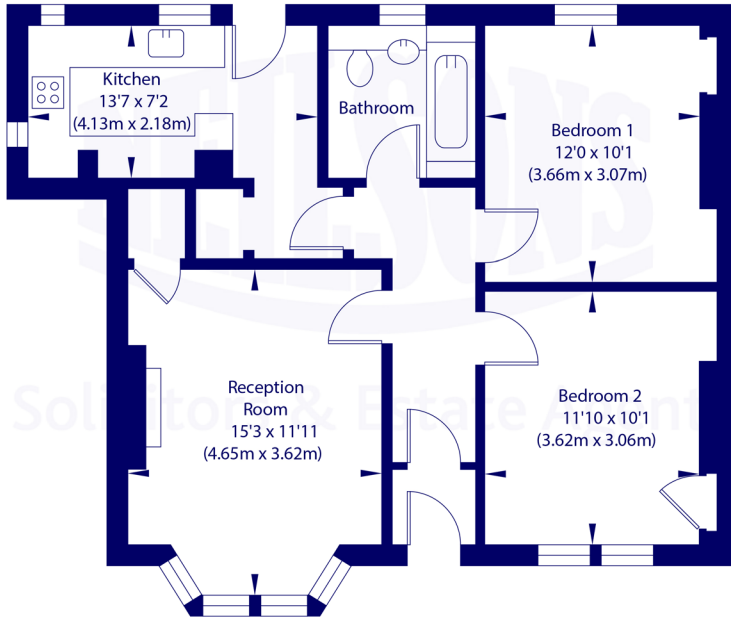




## Location

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 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.

Ground Floor  
Approx. Internal Area 65.92 Sq M / 710 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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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

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72 High Street  
Bonnyrigg

