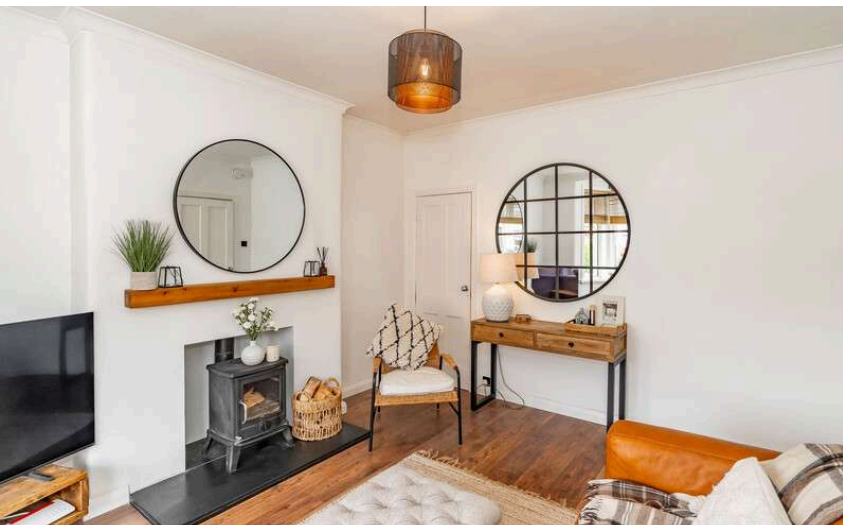# 3 GLENDEVON GROVE

BALGREEN, EDINBURGH, EH12 5UX

🛏 2 BED   🛁 1 BATH   🛋 2 PUBLIC

TAKE A LOOK INSIDE

This is a beautifully presented two bedroom maindoor lower villa situated within a peaceful cul de sac in popular Balgreen. Forming part of a block of just four properties dating back to the 1930's, the property has a practical layout with all rooms decorated to a high standard.

The accommodation, which is all set over ground floor level, comprises - entrance vestibule; sitting room with bay window and fireplace with wood burner and mantel; fitted kitchen with solid oak worktops, attractive metro tiling and integrated oven, hob and dishwasher; sun room with insulated ceiling offering a perfect space for home working or dining; two good size double bedrooms and family bathroom with shower over the bath.

Double glazing and gas central heating operated via a modern boiler are fitted within the home.

KEY FEATURES

Attractive lower villa on quiet street

Two well-presented double bedrooms

Recently landscaped private gardens

Unrestricted on street parking

Balgreen tram stop nearby

Local shops & large supermarket a short distance away

The front of the property has great kerb appeal having been recently overhauled with new paving stones, fencing, monoblock space for car, newly planted trees and hedge. To the rear, the enclosed private garden has also been newly landscaped and features a lovely paved seating area with bench seat, raised planters, deck, a selection of plants and garden shed. Please note that the lawn has been reseeded recently. Ample unrestricted on street parking is available.

EXTRAS
All blinds, light fittings, fitted floor coverings, white goods, and garden shed are included in the sale price.
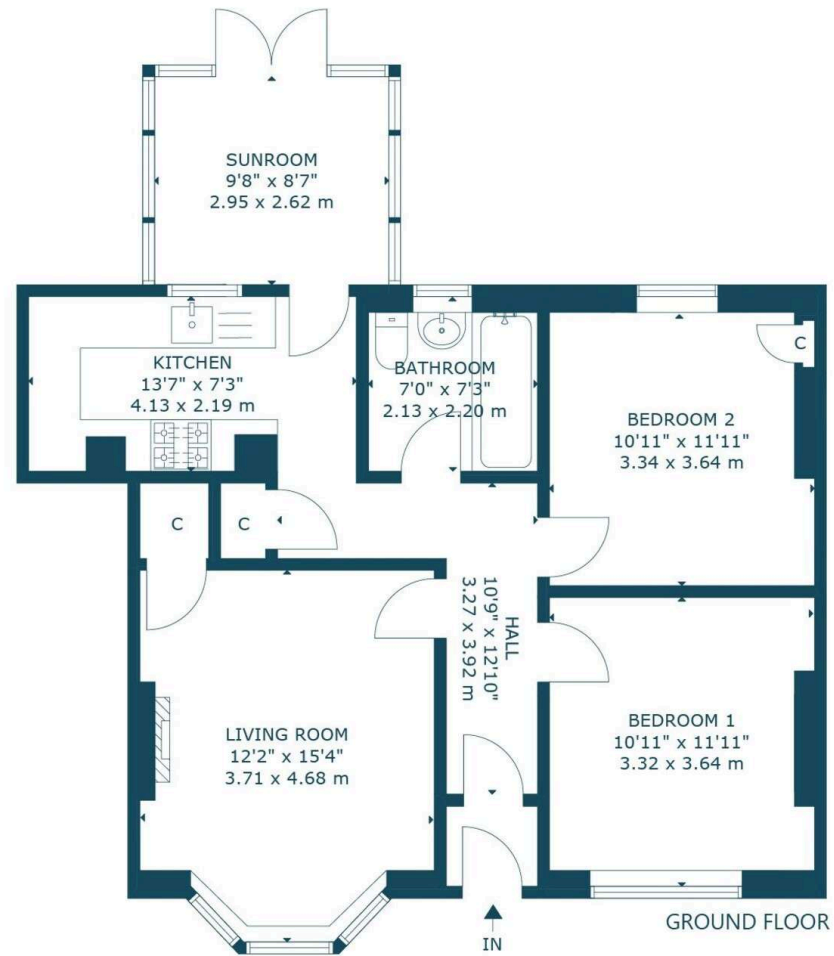
THE LOCAL AREA

A sought-after suburb to the west of Edinburgh's City Centre, leafy Balgreen offers excellent local amenities as well as swift access into town. Within walking distance of the property, you will find Saughton Park and Gardens, a picturesque spot renowned for its walled gardens, rose gardens, and wild orchards. Edinburgh Zoo and BT Murrayfield Stadium, home to the Scottish Rugby team and a popular concert venue are both within easy reach. You can enjoy peaceful walks at Corstorphine Hill which offers superb City views or take in the scenic Water of Leith walkway which leads to the historic Dean Village.

Other fantastic recreational pursuits are available at nearby golf courses including the 18- hole course at Murrayfield Golf Club and the mature parkland course at Carrick Knowe. There is a Gym Group facility minutes away whilst David Lloyd Health Club in Corstorphine boasts tennis courts, swimming pools, a state-of-the-art gym, a café, and a crèche. Sainsbury's Superstore at Murrayfield, and an Aldi on Gorgie Park Road, are both within easy reach. The property lies in the catchment area for Balgreen Primary School and Tynecastle High School. Balgreen tram stop is just a 5 minute walk and offers speedy access into the City Centre as well as Edinburgh International Airport. Regular bus services are also available and the City Bypass, M8, and M9 motorway networks are all easily accessed.

SUNROOM
9'8" x 8'7"
2.95 x 2.62 m

KITCHEN
13'7" x 7'3"
4.13 x 2.19 m

BATHROOM
7'0" x 7'3"
2.13 x 2.20 m

C

BEDROOM 2
10'11" x 11'11"
3.34 x 3.64 m

N

C

C

HALL
10'9" x 12'1"0"
3.27 x 3.92 m

LIVING ROOM
12'2" x 15'4"
3.71 x 4.68 m

BEDROOM 1
10'11" x 11'11"
3.32 x 3.64 m

IN

GROUND FLOOR

3 GLENDEVON GROVE, BALGREEN, EDINBURGH, EH12 5UX
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 814 SQ FT / 76 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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🌐 www.coultersproperty.co.uk

📞 0131 603 7333

✉ enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.