



RALPH SAYER
SOLICITORS & ESTATE AGENTS

9/4 Glendevon Park

Balgreen, Edinburgh, EH12 5XD

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Tucked in a quiet cul-de-sac within an established residential area of desirable Balgreen, this two-bedroom upper villa is well-presented with attractive, modern interiors and tasteful décor throughout. The home is sure to appeal to a wide demographic and benefits from a private garden area as well as access to a shared garden and unrestricted on-street parking. The villa benefits from excellent amenities within walking distance, including shops for everyday essentials, schools, Balgreen tram stop, other transport links, and scenic open spaces.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



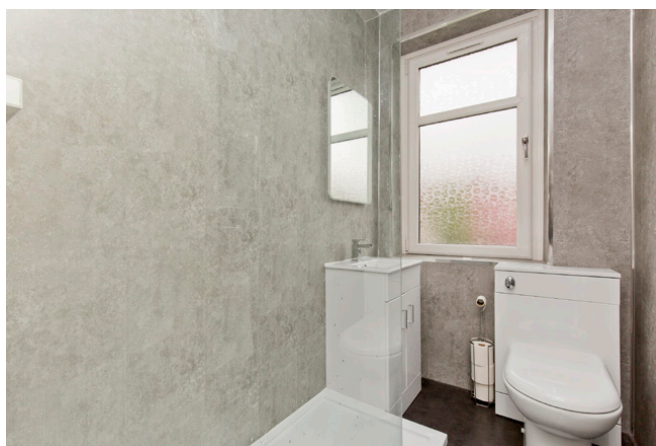
Property Summary

- Upper villa in desirable Balgreen
- Well-presented, modern interiors
- Elegant, spacious living/dining room
- Attractive, modern kitchen
- Two garden-facing double bedrooms with excellent built-in storage
- Contemporary shower room
- Private garden area
- Access to a shared garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - C





Attractive, modern kitchen and
two garden-facing double bedrooms with excellent built-in storage



Let us help you find your next
dream property!



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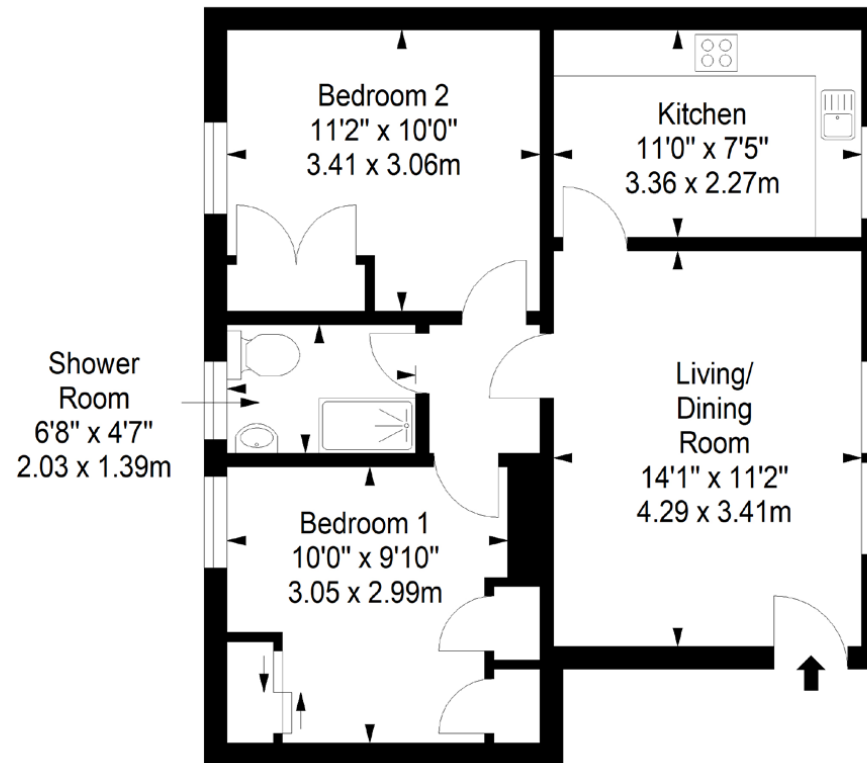
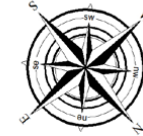
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor
Approx. 49.8 sq. metres (536.1 sq. feet)



Total area: approx. 49.8 sq. metres (536.1 sq. feet)