

# 8 Glendevon Park, Balgreen Edinburgh, EH12 5XB

FIXED PRICE £270,000



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- 1930's 2-bedroomed lower villa with scope for cosmetic improvements
- South facing bay-windowed living room
- Fitted separate Kitchen
- 2 double bedrooms on one level
- Gas central heating and double glazing
- Front garden which could be changed to a driveway subject to permissions
- Quiet cul-de-sac setting within easy walking distance of tram and bus stops to/from City Centre, Murrayfield Stadium, Corstorphine and Roseburn
- EPC C

### Description

This lower villa occupies a prime position in a small child-safe cul-de-sac only a short walk away from Carrick Knowe Golf Course, Corstorphine Hill and Murrayfield Stadium. The property was built in the 1930's and offers potential for cosmetic improvements. It will have instant appeal for young and old alike. The layout (70 sqm) is very practical being on a single level and benefits from a very sunny south-facing front garden. There is a traditional bay-windowed living room and a fitted kitchen with direct access to the rear garden. Both bedrooms are good doubles and benefit from integrated storage. The shower room is of a good size and benefits from white sanitary wear complete with an electric shower cubicle.





### Central Heating and Double Glazing

Gas central heating is complemented by UPVC double glazing and there is a new PVC door been fitted recently.

### Garden and Parking

This is an excellent property with the sunny front aspect and potential for driveway. The North-facing rear garden is a fair size and can be accessed directly from the kitchen.

### Location

8 Glendevon Park is a particularly quiet spot comprising both flatted homes and houses. It is just a 10-minute walk to Balgreen Tram Stop which ensures speedy access to Princes Street (2.5 miles) and Edinburgh Park. This desirable residential area of Edinburgh West is an ideal hub for commuters with frequent bus services and a choice of artery roads to the City By-pass and motorways. An excellent primary school with nursery, library, Co-op store, medical centre are all only a few minutes' walk away. It is also worth noting the close proximity to the Gyle Shopping Centre, large Tesco and Sainsbury's supermarket.

### Extras

The fitted carpets, oven, hob and washing machine are included in the sale price although no guarantees are provided.

### Home Report

The property has been valued by mortgage purposes at £280,000 and the Home Report is available via the ESPC web site.

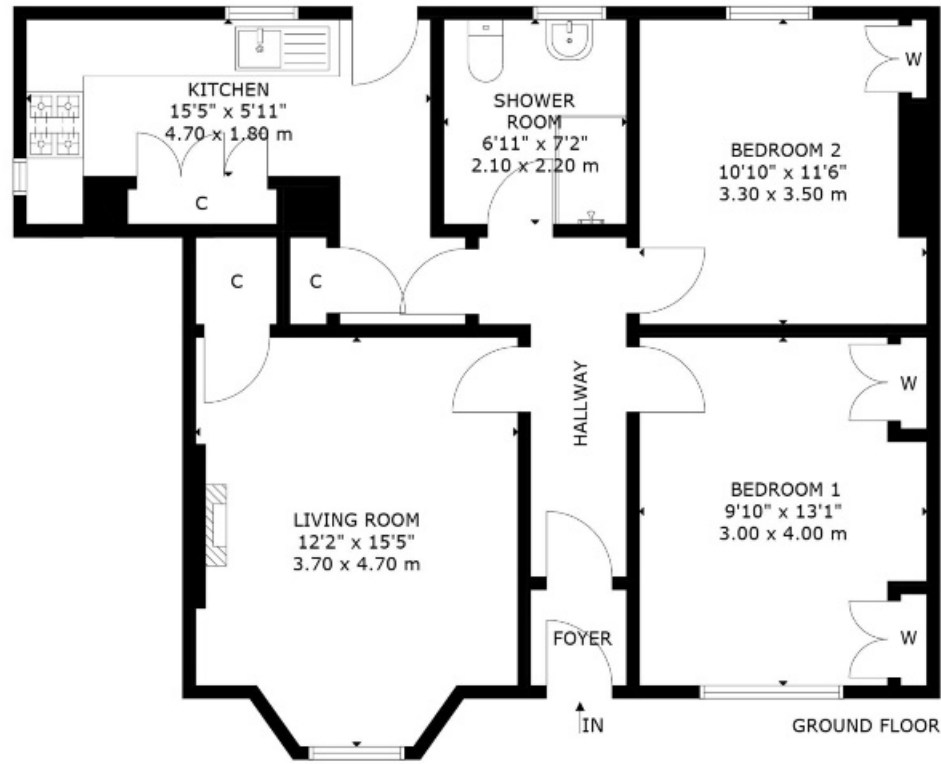
### EPC and Council Tax Band

The property has a C-rated Energy performance Certificate and is in Council Tax Band D.

### Viewing

To view telephone Agent on 0131 229 3399 (07595820611 out with office hours).





8 GLENDEVON PARK EH12 5XB  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 754 SQ FT / 70 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh  
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or  
 email [sales@dm-property.com](mailto:sales@dm-property.com)  
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