

**21 Balgreen Road
Edinburgh EH12 5TY**

Offers Over £350,000

- Large living room
- Breakfasting kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Two double bedrooms and a single bedroom
- Bathroom fitted with three-piece suite and mains shower over bath
- Gas central heating and double glazing
- Private garden area
- Coal store
- Off-street parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £0

Shared Ownership: N



Flat

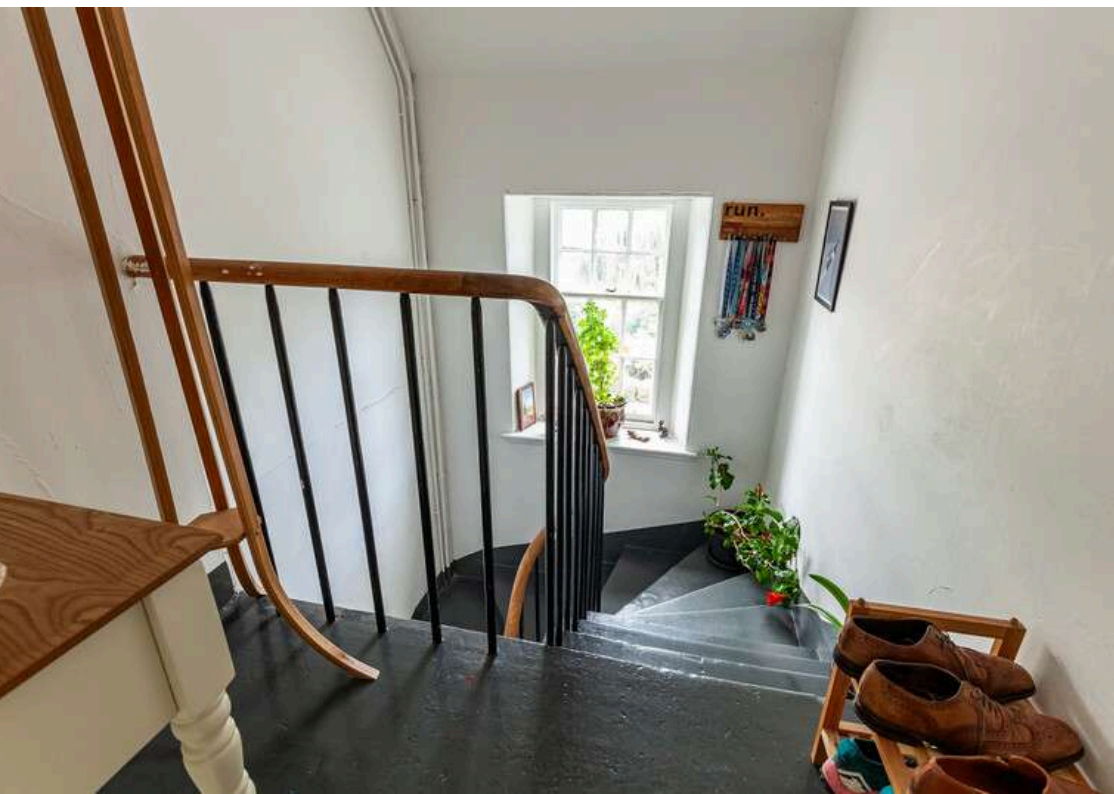
Blair Cadell are delighted to bring to market this superb top floor flat in the heart of Balgreen. With wonderful open outlooks over Edinburgh, three bedrooms and superb links to the city centre, the property would be ideal for a young professional or first time buyer and must be viewed.

Accessed via a private entrance, the accommodation comprises of a large living room which is ideal for hosting friends and family. A well presented breakfasting kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances that are included in the sale. There are two generous double bedrooms with one featuring stunning views over Edinburgh to the Pentlands and the other with large built in wardrobes offering plenty of useful storage space. A single bedroom that also serves as an ideal study for home working. Bathroom fitted with a three-piece suite and mains shower over the bath. Gas central heating and double glazing throughout for maximum efficiency. A lovely south-west facing private garden area that is ideal for summer barbeques and a useful store along with off-street parking.

Balgreen is a residential suburb located in the western part of Edinburgh, Scotland. Known for its convenient location and community feel, Balgreen offers a mix of amenities, green spaces, and easy access to the city center. The suburb is home to several green spaces, including Balgreen Park and Roseburn Park, which are popular for walking, sports, and leisure activities. The Water of Leith Walkway, running through the area, offers scenic paths for walking and cycling. There are excellent transport links including its own tram stop, providing quick and direct access to Edinburgh city center and Edinburgh Airport. Several bus routes also serve the area, making commuting straightforward. The area is served by Balgreen Primary School and has access to other nearby educational institutions, making it suitable for families with children. Local attractions include Edinburgh Zoo, Murrayfield Stadium and the Water of Leith offering a range of different activities.

Viewing by appointment on 0131 337 1800

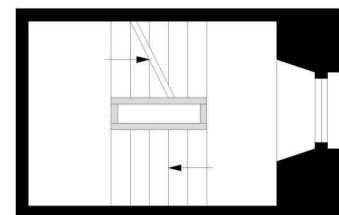




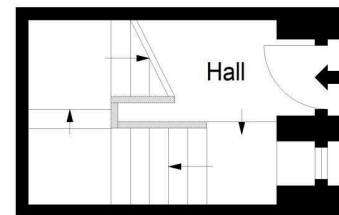
Balgreen Road,
Edinburgh,
Midlothian, EH12 5TY



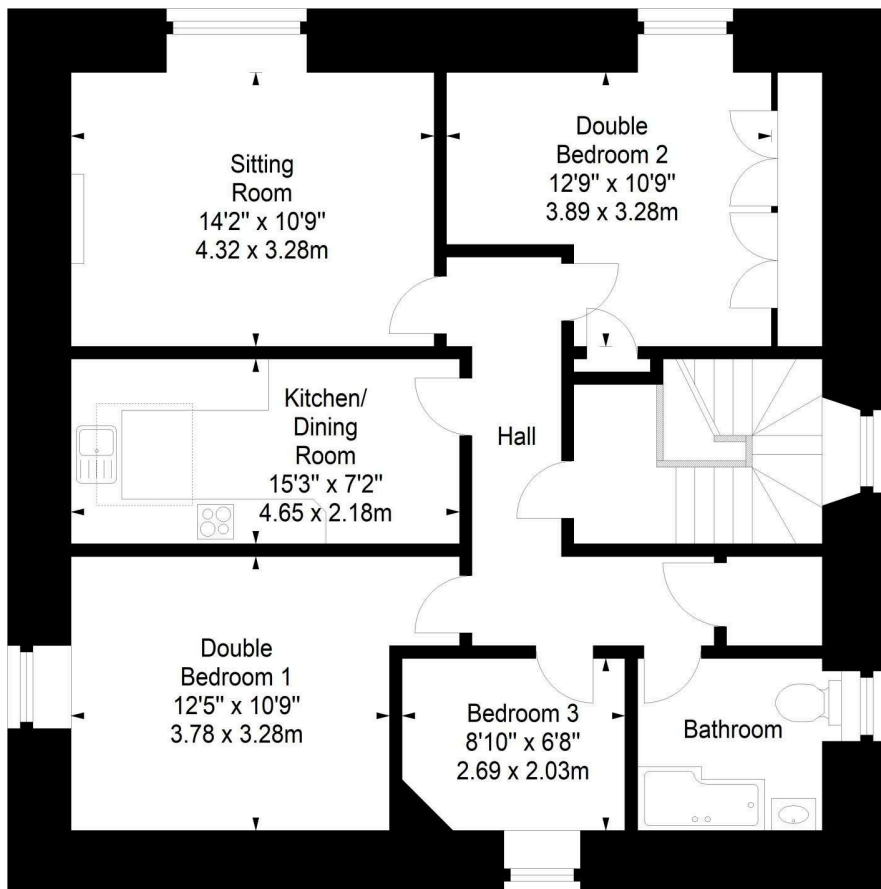
Approx. Gross Internal Area
1040 Sq Ft - 96.62 Sq M
For identification only. Not to scale.
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First Floor



Ground Floor Entrance



Second Floor

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