



Solicitors & Estate Agents



Offers Over

**£32,500**

## Garage 7, Saughtonhall Avenue West

Balgreen | Edinburgh

A superb opportunity has arisen to acquire a rarely available lock up garage, which is quietly tucked away on an established residential street, located in Edinburgh's sought-after Balgreen district. The garage has been fitted with light/power and offers secure off-street parking, overspill storage or an excellent workspace for the hobbyist or DIY enthusiast. There is also access to water supply (not in garage).



## Location

The popular Balgreen area is conveniently located approximately four miles to the west of Edinburgh City Centre. There is a selection of convenient local shops and services to meet day to day needs nearby, including a Scotmid, medical practice and pharmacy. Further amenities can be found in the neighbouring district of Corstorphine and at the nearby Craighleith Retail Park, which houses a fantastic range of high street shops, coffee shops and eateries. 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 the delightful Saughton Park and Rose Garden with skate park and children's playpark, Edinburgh Zoo, Murrayfield Ice Rink and stadium and the beautiful water of Leith walkway.



## Viewing

By appointment through Neilsons  
(0131 625 2222).



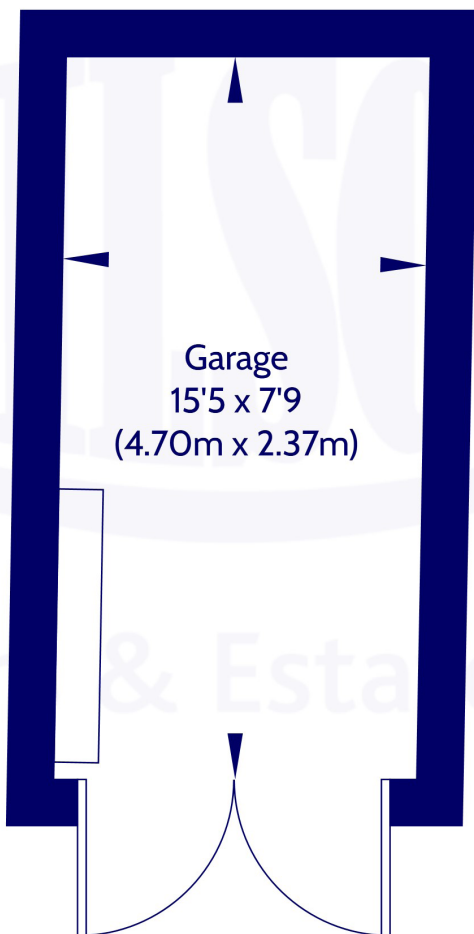
Scan the QR code  
or [click here](#) for the  
floor plan and further  
information.

# Floorplan



Approx. Gross Internal Floor Area 11.13 Sq M / 120 Sq Ft.

## Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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