



19 Glendevon Avenue
Balgreen, Edinburgh, EH12 5UN



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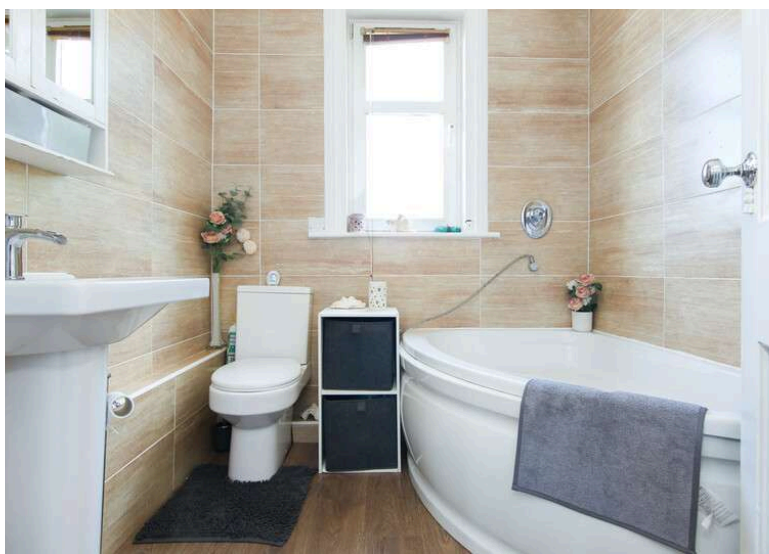


19

Glendevon Avenue

Situated in the popular residential area, Balgreen, this spacious double upper villa offers flexible accommodation and is ideal for families and professionals alike.

- Flexible accommodation over two levels
- Bay windowed lounge w/storage
- Well-appointed kitchen
- Four bedrooms (one w/en-suite WC)
- Three-piece bathroom w/corner bath
- Private area of garden to the rear
- Private driveway & garage
- Gas central heating and double glazing



Offers Over: £350,000

Home Report: £360,000

EPC Rating: D

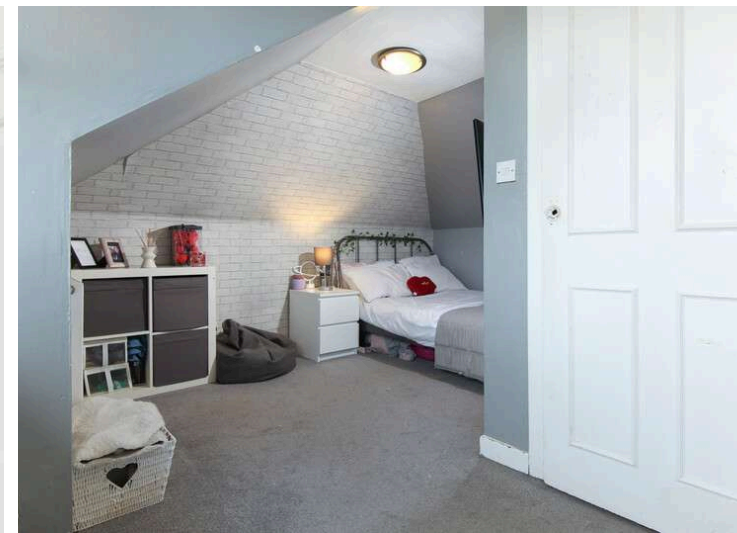
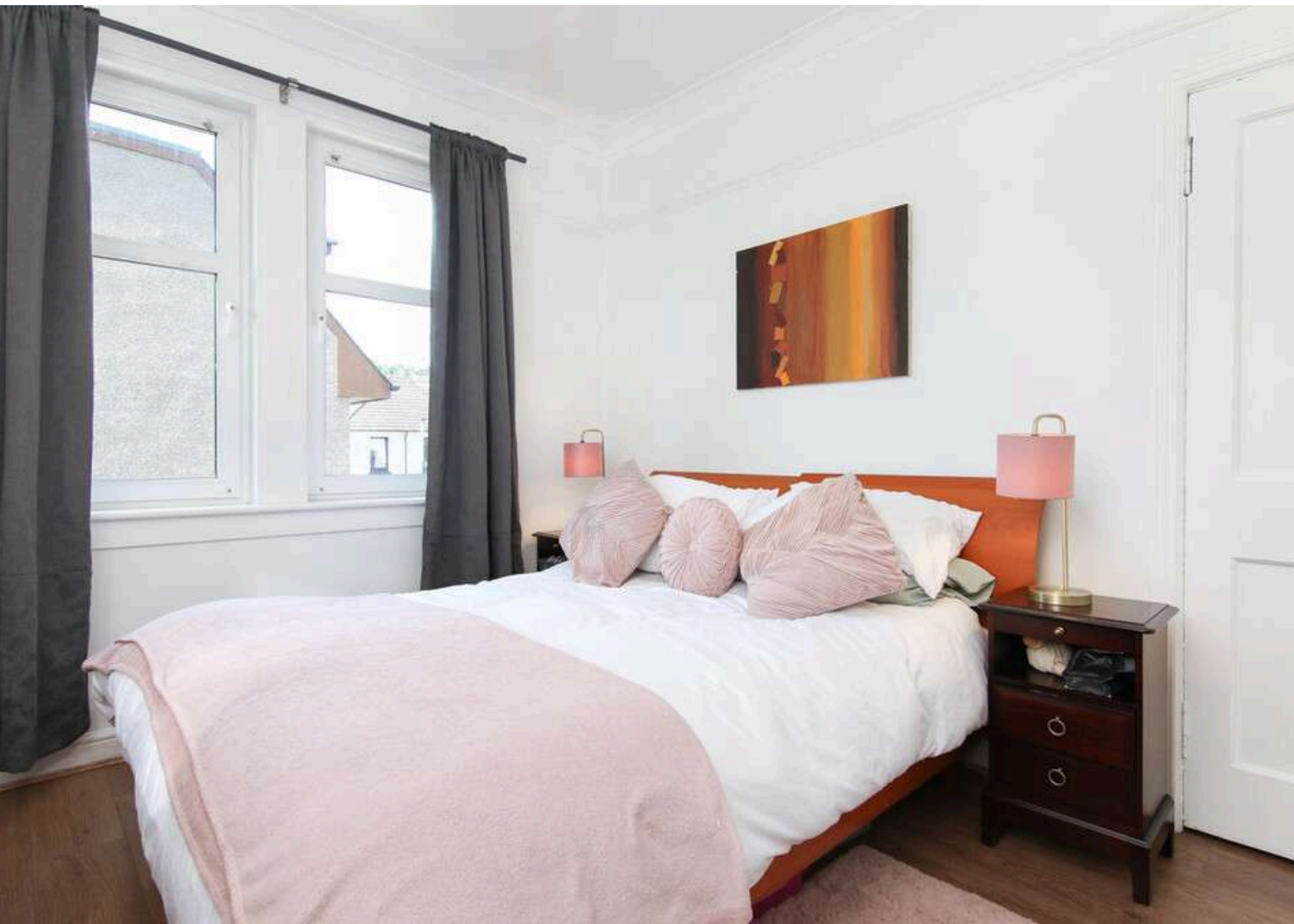
Council Tax: C

Tenure: Freehold

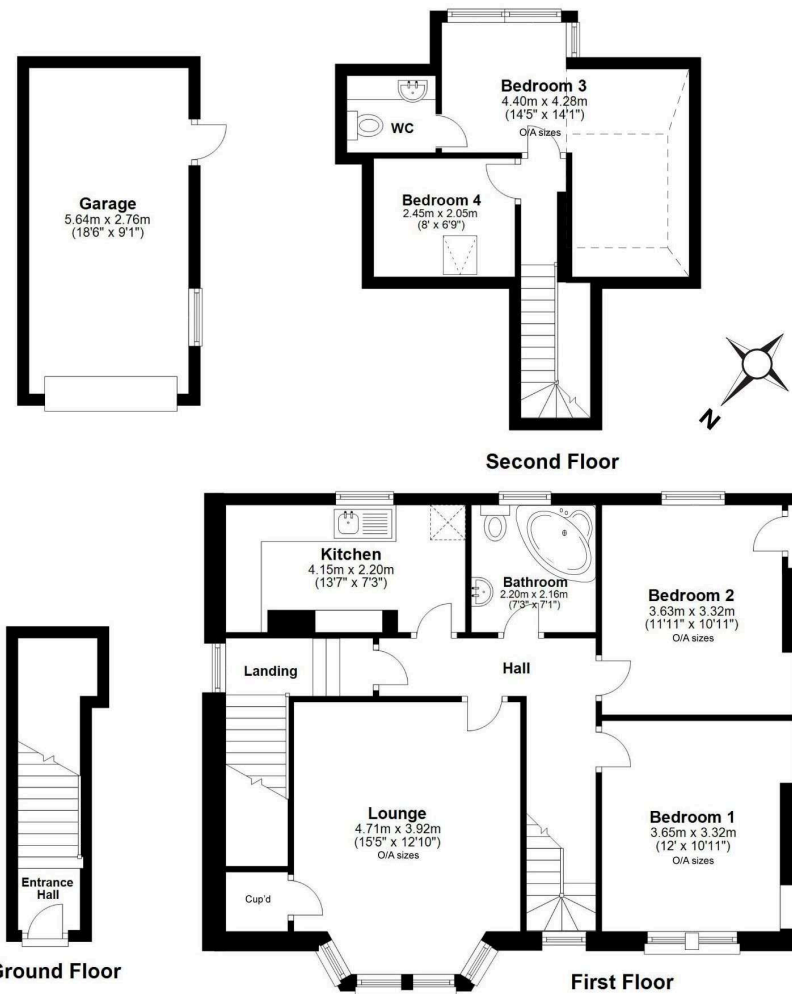
Set behind a private driveway, the front door opens into a entrance hall with stairs leading to the first floor accommodation which comprises a generous lounge with a bay window and handy storage cupboard, a well-appointed kitchen, two double bedrooms and a three-piece bathroom with a corner bath and overhead shower. From the landing, stairs ascend to the second floor, where there are two further bedrooms, one with an en-suite WC.

The property further benefits from gas central heating and double glazing. Externally there is an area of private garden to the rear and a garage, along with the aforementioned driveway.

Extras: To include all fitted carpets and fitted flooring, curtains, blinds, light fixtures, washing machine, fridge/freezer, dishwasher and cooker in the sale.



Balgreen is a popular residential area situated just west of the city centre. Here, you will find a wealth of recreational facilities, good schooling, excellent transport links and outdoor pursuits (Carrick Knowe Golf Club, Saughton Public Park and Rose Gardens, Corstorphine Hill nature reserve and the picturesque Water of Leith walkway). Murrayfield Ice Rink, Murrayfield Rugby Stadium, Saughton Sports Complex, and the Corn Exchange are all in proximity. Schooling is very well catered for from nursery to secondary level and the area has a good range of local shops and services, whilst nearby Gyle Shopping Centre offers various High Street outlets. Tram links and 24-hour bus services conveniently connect you to the city centre and Edinburgh Airport and there is easy access to the City Bypass, and M8 and M9 motorway networks.



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