



21 Glendevon Avenue  
Balgreen, Edinburgh, EH12 5UN



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# 21

## Glendevon Avenue

Situated in a quiet residential in Balgreen, this two bed lower villa offers a fantastic opportunity for the growing family, professionals and downsizers alike.

- Bright & Spacious lower villa
- Vestibule and hallway
- Bay window lounge w/feature fireplace
- Kitchen w/appliances
- Dining room w/garden access
- Two double bedrooms
- Four-piece bathroom
- Gas central heating & double glazing
- Private garden
- Private driveway



Offers Over: £310,000

Home Report: £320,000

EPC Rating: C

Council Tax: D

Tenure: Freehold

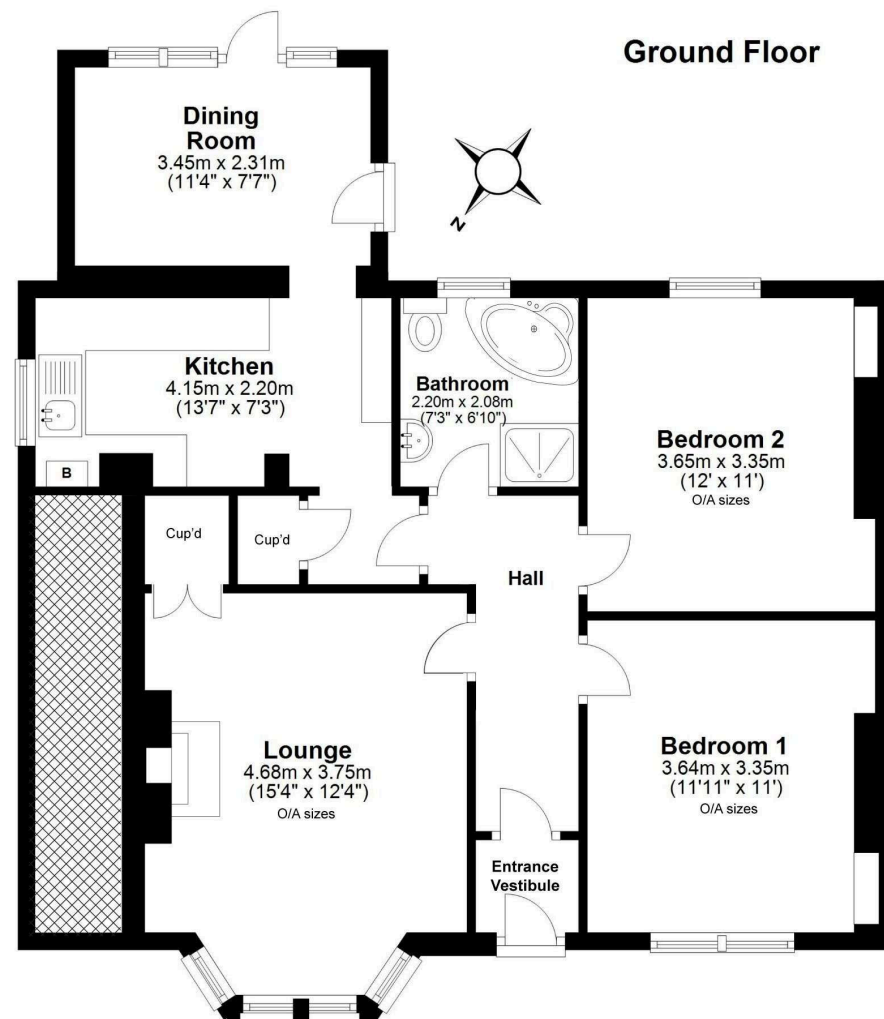
The front door opens into a vestibule and welcoming hallway, which leads to the accommodation comprising: a bay windowed lounge with a feature fireplace and built-in storage, well-appointed kitchen with appliances, two double bedrooms and a four-piece bathroom with a separate shower cubicle and corner bath.

The property further benefits from gas central heating and double glazing. Accessed from the kitchen is a private garden with decking and lawn. There is a substantial driveway to the front for off-street parking.

Balgreen is a popular residential area situated just west of the city centre. The area offers recreational facilities, schooling, excellent transport links and outdoor pursuits (Carrick Knowe Golf Club, Saughton Public Park and Rose Gardens, Corstorphine Hill nature reserve and Water of Leith walkway). Murrayfield Ice Rink, Murrayfield Rugby Stadium, Saughton Sports Complex, and the Corn Exchange are close by. The area has a good range of local shops and services, and the Gyle is nearby. 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.



Extras: To include all fitted flooring and fitted carpets, light fixtures, curtains, blinds, fridge/freezer, cooker, and dishwasher within the sale. NB no warranties or guarantees will be given in relation to appliances.



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.