










Offers Over
£175,000

217/4 Balgreen Road

Gorgie | Edinburgh | EH11 2RZ

Rarely available second floor flat situated in the popular residential area of Gorgie, conveniently close to excellent local amenities, great transport links and within easy reach of the City Centre. Freshly painted and with new carpets throughout, the property is in move in condition and would make an ideal purchase for a first time buyer, professionals or young family.

-  2 bedrooms
-  1 public room
-  1 shower room
-  Communal garden
-  On street parking
- GCH & DG
-  EPC rating – D
-  Council tax band - C



Description

Accessed via a secure entryphone system and a common stair shared with only three other flats, the accommodation briefly comprises of entrance hall with cupboard housing the washing machine, bright lounge /dining room with decorative fireplace and open views, kitchen with a range of wall and base units, co-ordinating worktops and splashback tiling, bedroom one with twin windows, electric fire and fitted wardrobes, bedroom two with deep storage cupboard and fitted wardrobe, and shower room with three piece suite and storage.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the induction hob and electric oven, washing machine, undercounter freezer and under counter fridge (all appliances except for the fridge are brand new and have never been used).

Gardens and Parking

There is a communal garden to the rear of the building and unrestricted on street parking is available in the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).





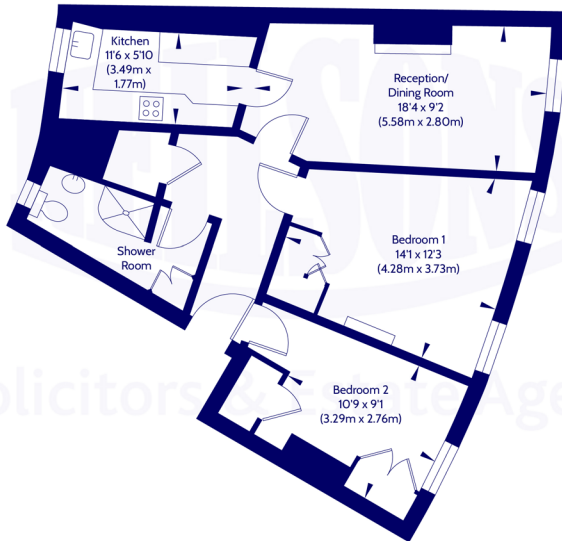
Location

The property is located in the popular residential area of Gorgie, which is situated approximately 1.5 miles from Edinburgh's City Centre. There is an abundance of excellent local amenities, including Aldi, Sainsbury's, 24 hour Asda, the Edinburgh West Retail Park, which includes an M&S Foodhall, plus many specialist shops, cafes and bars. Hermiston Gait Retail Park & The Gyle Shopping Centre, housing many high street named stores, are also both within easy reach. Frequent bus services provide swift access in and around the city and surrounding areas, with Slateford and Haymarket Train Stations and Murrayfield Tram Stop also within reasonable walking distance. The location is ideal for the commuter with the city bypass just a short drive away, linking Scotland's main central motorway network system. A good range of leisure facilities are also within easy reach, including Pure Gym, Nuffield Health and Fitness Centre, the O2 Academy, World of Football and World of Bowling. There are plenty of pleasant walks in the area along the Water of Leith, Union Canal and Colinton Dell and Saughton Park and Gardens is just across the road. Schooling is well represented from nursery to senior level.



Approx. Gross Internal Floor Area 61.07 Sq M / 657 Sq Ft.

Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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