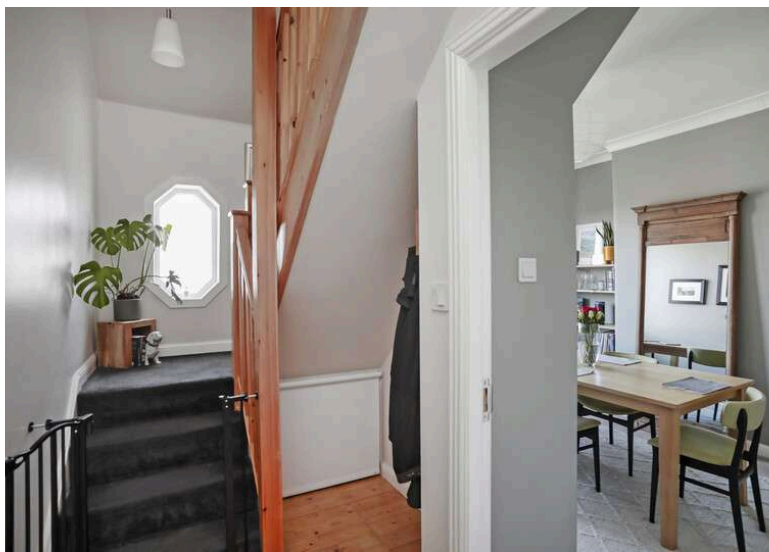




31 Glendevon Terrace
Balgreen, Edinburgh, EH12 5UT



VMH SOLICITORS



31

Glendevon Terrace

Beautifully presented double upper villa offering spacious accommodation in the popular west Edinburgh district of Balgreen.

- Entrance vestibule with stairs to 1st floor
- Hall
- Bay windowed lounge
- Kitchen
- Diningroom/bedroom 4
- 3 Bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Private gardens

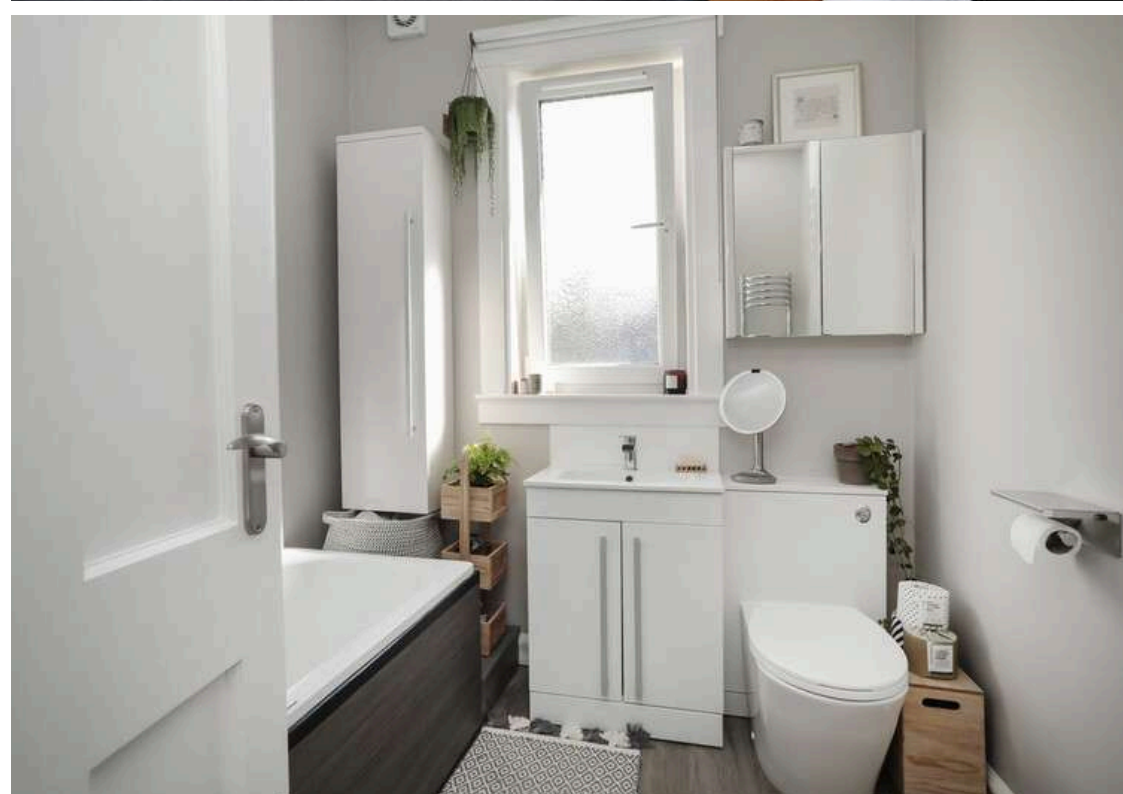
Offers Over £345,000
Home Report: £360,000
EPC Rating: D
Council Tax: E
Tenure: Freehold

Accessed via an entrance vestibule with stairs leading to the first floor hall, which in turn provides access to the bright and spacious bay windowed lounge with gas fire and storage cupboard, galley fitted kitchen with a good range of wall and base units, diningroom/bedroom 4, bedroom 2, bathroom with three-piece suite and shower over bath and the stairs to the second floor which in turn leads to two spacious double bedrooms offering rooftop views towards the Pentlands.

The property further benefits include gas central heating and double glazing, well maintained private gardens to the front and rear, with the latter enjoying a raised timber deck, area of lawn, summerhouse and timber garden shed.

Extras: to include all fitted carpets and fitted floor coverings, light fittings, blinds, hob, oven, cooker hood, washing machine and dishwasher. The fridge/freezer is available by separate negotiation.





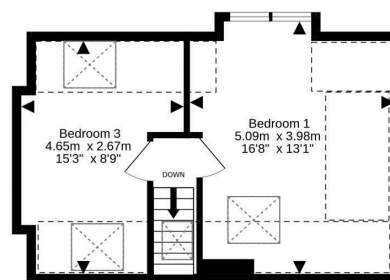


The popular district of Balgreen lies to the west of the City Centre where there are a selection of local shops to meet day to day needs with further amenities available in neighbouring Corstorphine and at The Gyle Shopping Centre which houses a fantastic range of high street shops.

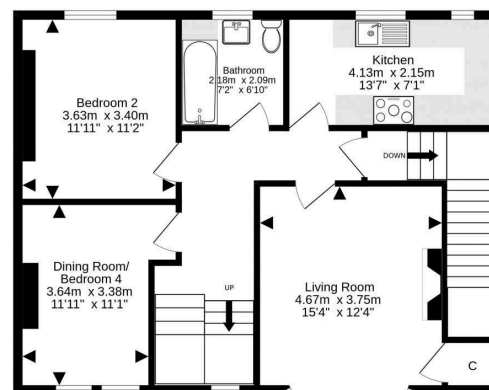
Leisure activities in the area include Edinburgh Zoo, Murrayfield Ice Rink and Stadium, Carrick Knowe Golf Club, Saughton Public Park and Rose Gardens and the water of Leith walkway.

Schooling is well catered for from nursery to secondary level and both Napier and Heriot-Watt University are within easy travelling distance.

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.



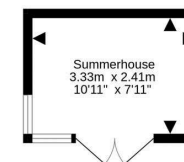
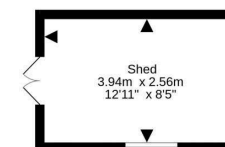
2nd Floor



1st Floor



Ground Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024



VMH SOLICITORS

WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 2627 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

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.