



10 Glendevon Road, Edinburgh, EH12 5XG

Description

A well-presented two-bedroom semi-detached villa, offered in good condition throughout. The property features a modern, well-appointed kitchen, a luxurious bathroom, contemporary UPVC double glazing, and efficient gas central heating via a combi boiler. Externally, it boasts a private, south-facing rear garden and a monoblocked driveway providing off-street parking. Additionally, similar properties on the street have been extended to create further accommodation within the loft space, offering potential for future development (subject to the necessary consents).

The accommodation comprises:

- Vestibule with storage cupboard
- Entrance hall with staircase with storage cupboard beneath
- Generous bay windowed living room with fitted carpet, feature electric fire, picture rail and cornicing
- Well-equipped open plan kitchen / dining room with French doors and fitted with a range of cream gloss units, laminate worktop and appliances including gas hob with extractor hood, washing machine, dishwasher, electric fan oven and fridge freezer
- Good sized rear facing double bedroom with built-in wardrobes
- Further spacious front facing double bedroom with storage cupboard / press
- Home office / store room with window to the side and shelving
- Luxurious bathroom with fully tiled walls, wash basin with vanity unit, bath and separate shower enclosure with Rainfall shower head



VIEWING DETAILS

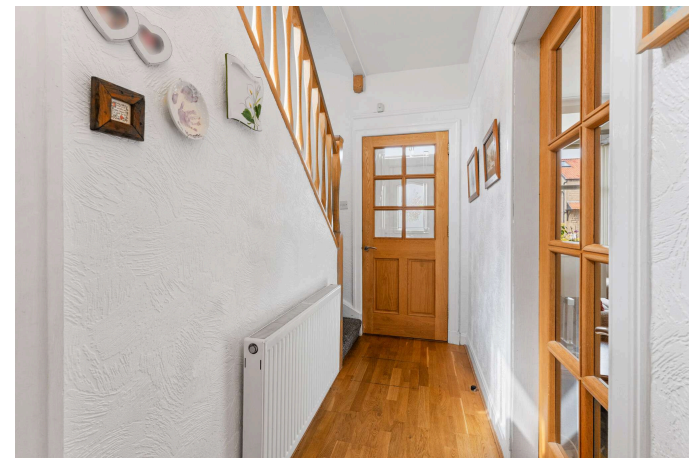
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Location

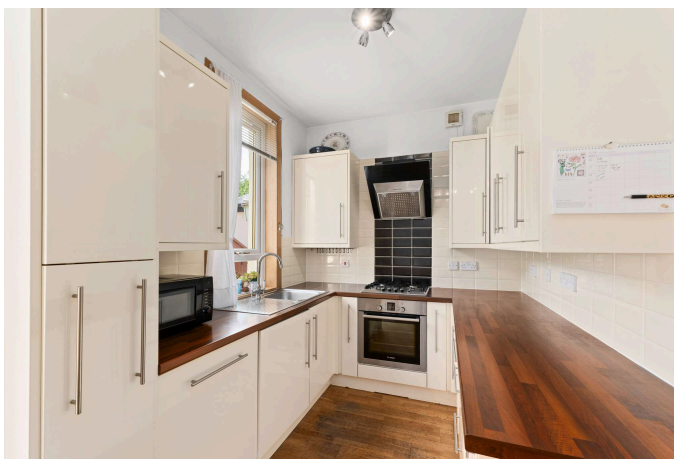
Balgreen is a well regarded residential area situated to the west of Edinburgh City Centre. From a commuting perspective, the property is well placed for the tram and has quick access onto various cycle routes. There is also a frequent bus service to the City Centre. Local shops provide for everyday needs with further shopping available in Corstorphine and the Gyle shopping centre. There is also a large Sainsbury's at Westfield Road. Good schooling from nursery to secondary level can be found in the area. Recreational facilities locally include Carrick Knowe golf course, Edinburgh West Pure Gym, Nuffield health and fitness club in Chesser Avenue and Saughton Public Park.

Outside and Gardens

The south facing rear garden is pleasantly landscaped and has a variety of mature plants and a decked and paved patio. The garden shed is included in the sale. There is a monoblocked driveway providing off street parking.

Extras

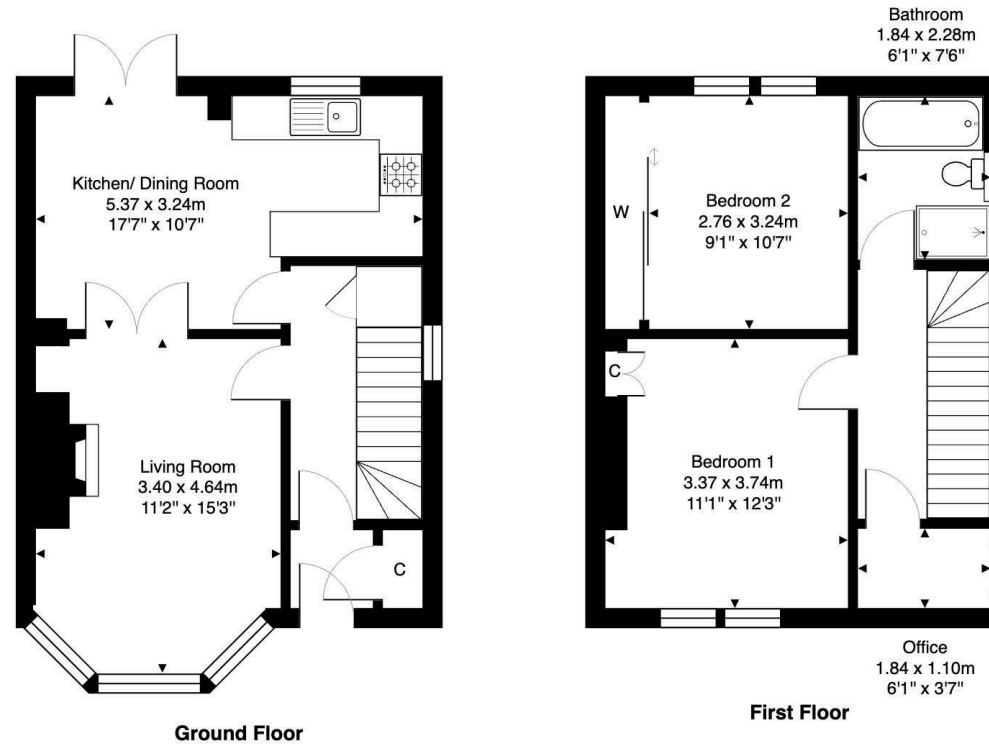
The fixed floor coverings, blinds, light fittings and kitchen appliances are included in the sale.







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All measurements are approximate and for display purposes only.

DMD | SOLICITORS &
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