










Offers Over
£290,000

112 Balgreen Road

Balgreen | Edinburgh | EH12 5UB

An exceptionally appealing main door upper villa, enjoying a superb location close to the city centre and benefiting from a private driveway and rear garden. The property is well presented throughout and offers bright and flexible accommodation, with the added benefit of an attic space, which has good potential to extend, subject to obtaining the usual consents.

-  2 bedroom
-  1 public room
-  1 bathroom
-  Driveway
-  Private rear garden
-  EPC rating – C
-  Council tax band - D



Description

The internal space briefly comprises: entrance stair leading up to the main hallway which has a substantial built-in storage cupboard, well proportioned bay fronted reception room with sanded and varnished boards, coving to ceiling, focal fireplace with lined chimney and slate lined opening matching the hearth, walk-in cupboard, kitchen fitted with a good variety of wood base and wall mounted units, with coordinated worktops, tiling to splash areas and a pleasant open aspect over the rear garden, principal bedroom with walk-in cupboard with window, previously used as a study, second spacious double bedrooms , and bathroom with three piece white modern suite, tiling, mains shower and splash screen.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All light fittings, blinds, white goods and integrated appliances will be included.

Gardens & Driveway

The property boasts a generous allocation of private garden to the rear, which enjoys a bright southerly facing aspect. The gardens have a wonderfully verdant feel, comprising an area of lawn, paved patio and a variety of shrubs and small trees. The garden shed will be included in the sale and there is also a lockable gate leading to an old coal lane to the rear. A gated driveway to the front provides off-street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

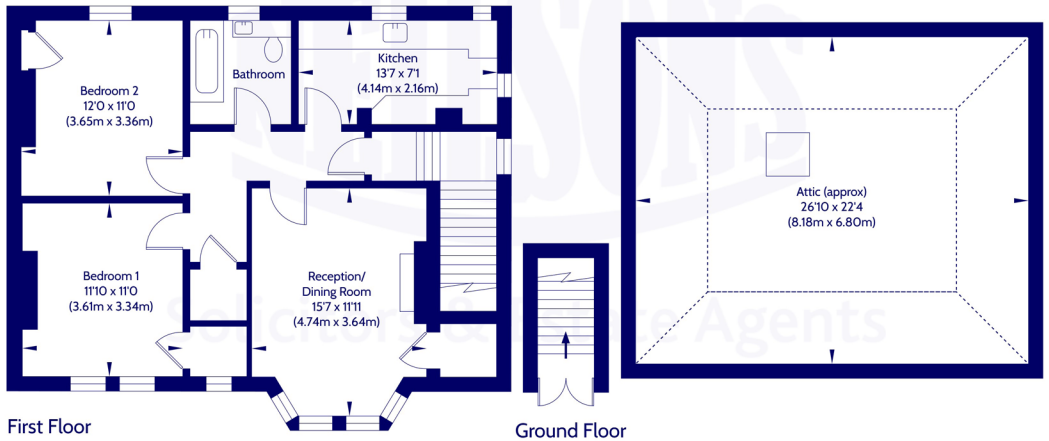
The property is in the popular Balgreen area of Edinburgh, lying to the west of the City Centre. There is a selection of convenient local shops to meet day to day needs nearby, including a Scotmid, and further amenities can be found in the neighbouring district of Corstorphine and at The Gyle Shopping Centre which houses a fantastic range of restaurants and high street shops. There is a frequent bus and tram service to the City Centre and surrounding areas and the City Bypass is also easily accessible, providing links to central Scotland's main motorway network. Leisure activities in the area include Edinburgh Zoo, Murrayfield Ice Rink and stadium and the beautiful water of Leith walkway. Education from nursery to secondary level is well catered for and both Napier and Heriot-Watt University are within easy travelling distance.



Approx. Internal Area 76.97 Sq M / 829 Sq Ft.

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.



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