



7/4 Balgreen Gardens, Edinburgh, EH12 5UG

Description

Beautifully presented, stylish two-bedroom upper villa offered in excellent condition throughout. It benefits from a well-appointed kitchen, luxurious bathroom, modern UPVC double glazing and electric central heating combi boiler. The property has a particularly generous garden plot to the rear, as well as access to a shared drying green.

The accommodation comprises:

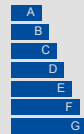
- Generous living / dining room with fitted carpet and cornicing
- Well-equipped fitted kitchen with gloss white units, oak style laminate worktop and appliances including gas hob with extractor hob, washing machine, electric fan oven and fridge freezer
- Two good sized double bedrooms to the rear
- Luxurious bathroom with partially tiled walls, wash basin with vanity unit and bath with shower over



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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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

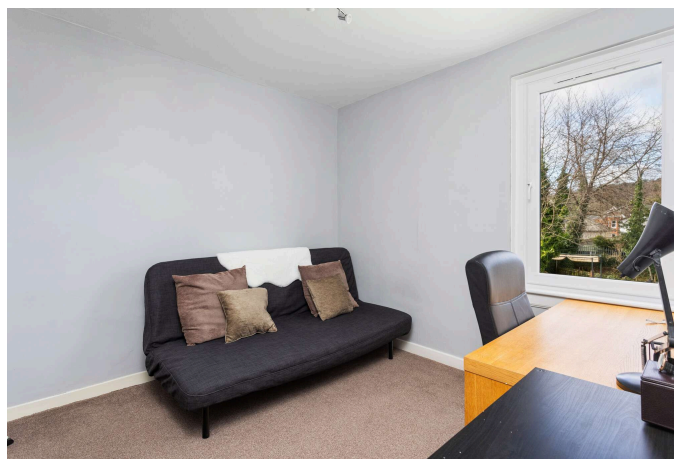
The property has a generous plot of rear garden (approximately 157m²), which is mostly laid to lawn with borders and there is a shared drying green.

Extras

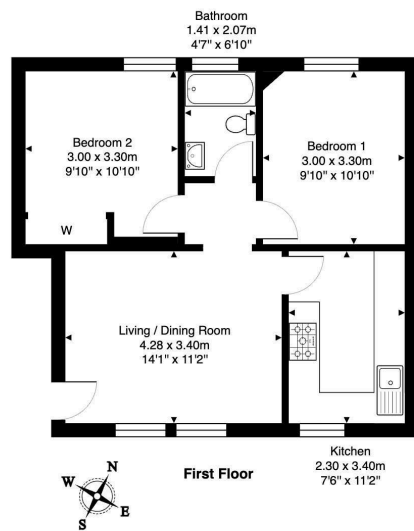
The fixed floor coverings, blinds, light fitting and kitchen appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



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Total Area: 49.5 m² ... 533 ft²

All measurements are approximate and for display purposes only.



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Offers can be submitted in writing, fax or email:

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