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Balgreen, Edinburgh
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Property Summary

This main-door upper villa is a welcoming two-bedroom residence that has lightly decorated interiors and a sunny, south-facing aspect. It features a quality kitchen and shower room, and it has the benefit of a well-maintained private garden. Situated in the heart of Balgreen, this lovely property also has a popular setting close to Saughton Park, within easy reach of fantastic amenities, supermarkets, and bus and tram links for a swift commute to the city centre.

Features

- An upper villa with neutral interiors
- Popular location in sought-after Balgreen
- Private main-door entrance
- Naturally-lit hall
- South-facing living/dining room
- Modern fitted kitchen
- Two bright and airy double bedrooms
- Modern three-piece shower room
- Private enclosed rear garden
- Large communal drying green
- Unrestricted on-street parking
- Gas central heating and double glazing





A south-facing living/dining room Modern fitted kitchen

The home's private front door opens to a staircase leading up to a bright first-floor hall. Directly ahead is the living/dining room. This charming reception area enjoys an on-trend aesthetic, pairing light grey décor with a complementary feature wall and soft carpeting. It is instantly inviting and easy to style. Furthermore, it is spacious and brightly illuminated by a south-facing window. Next door, the kitchen is fitted with modern cabinets in wooden tones, paired with stone-style worktops and fashionable metro-effect splashback tiles. Undercabinet lighting adds to the attractive look, along with integrated appliances (oven, ceramic hob, concealed extractor, fridge/freezer, and dishwasher). An undercounter washing machine is also included.

The bedrooms

Meanwhile, the two bedrooms are bright and airy doubles. They are neutrally decorated and laid with plush carpets that were newly fitted roughly four/five years ago (like the living area). The principal bedroom is to the south-facing front, whilst the second bedroom is to the rear, enjoying delightful garden views. Completing the home is a modern three-piece shower room, equipped with a WC suite, a towel radiator, and a walk-in shower enclosure with a rainfall showerhead. Gas central heating and double glazing ensure year-round comfort.







The bathrooms

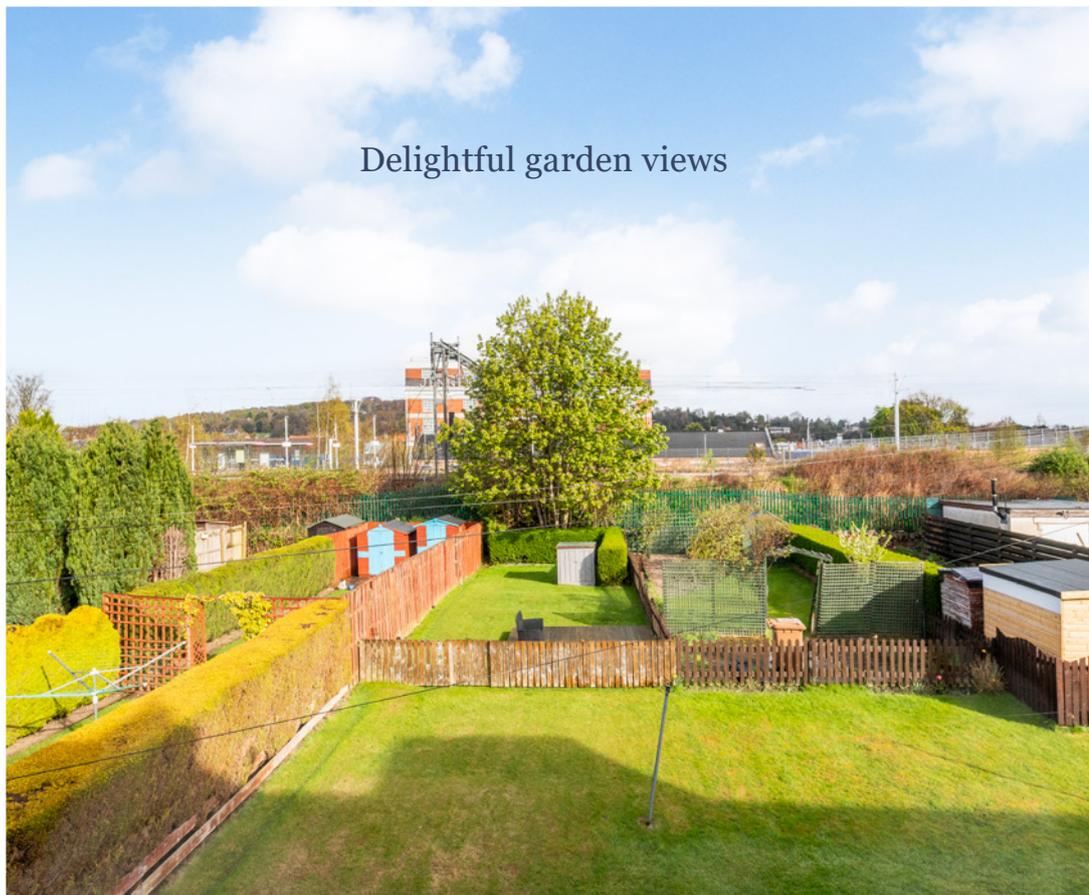
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Gardens & parking

Outside, the property boasts a generous rear garden that is fully enclosed. It features a long stretch of lawn and a decked area for relaxing and dining in the sun. There is also a large communal drying green as well. Parking in the area is on street and unrestricted.

Delightful garden views





A generous rear garden that is fully enclosed



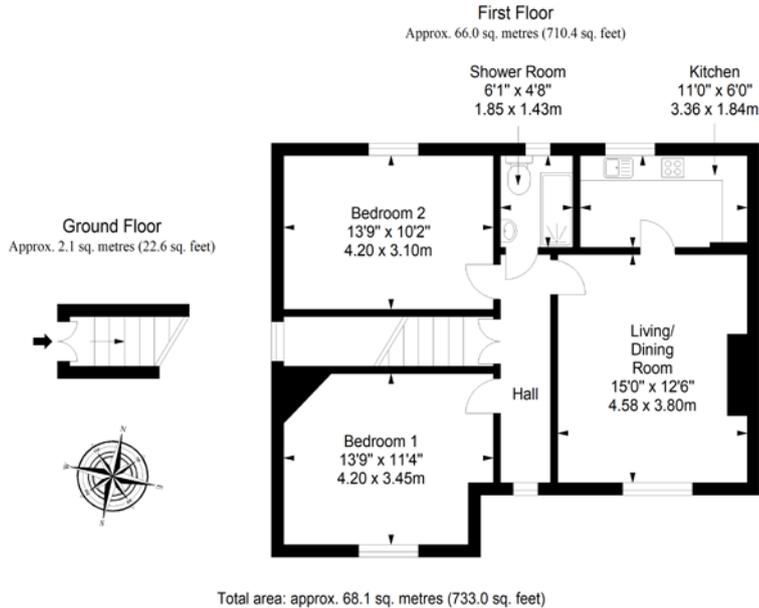




Balgreen, Edinburgh

Balgreen is a highly popular residential area situated just west of the city centre. Here, you will find a wealth of recreational facilities, good schooling, excellent transport links and numerous large leafy areas including Carrick Knowe Golf Club, Saughton Public Park and Rose Gardens. For tranquil walks and picnics, the nearby Corstorphine Hill nature reserve and the picturesque Water of Leith walkway provide the perfect spot to escape the city's hustle and bustle. For entertainment and energetic activities, Murrayfield Ice Rink, Murrayfield Rugby Stadium, Saughton Sports Complex, and the Corn Exchange are all in close proximity. Schooling is very well catered for from nursery to secondary level and the area has a good range of local shops and services, whilst nearby Gyle Shopping Centre offers various High Street outlets. Tram links and 24-hour bus services conveniently connect you to the city centre and Edinburgh Airport and easy access is provided to the City Bypass, and M8 and M9 motorway networks.

Floorplan



EPC Rating - C | Council tax band - B | Home report Value - £190,000

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale.



Price & Viewings

Please refer to our website
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