

162 (flat 2) Balgreen Road, Balgreen, Edinburgh, EH11 3AU



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Description

Presented in excellent condition throughout having undergone recent refurbishment, this superb dual-facing first floor boasts modern finishes and represents an ideal home for an individual or couple. The property benefits from access to a communal garden with private area belonging to the flat, unrestricted on-street parking, and a leafy suburban address served by local buses and tram links.

Features

- Well-connected suburb
- Spacious twin windowed living/dining room with focal point fireplace
- Well appointed kitchen
- Two double bedrooms
- Three-piece bathroom with shower
- Electric heating and double glazing
- Private garden area to rear
- Shared drying green
- Unrestricted on-street parking

Extras

The fitted carpets, oven, hob, washing machine, fridge and freezer are included.

EPC Rating: E

Price and Viewing

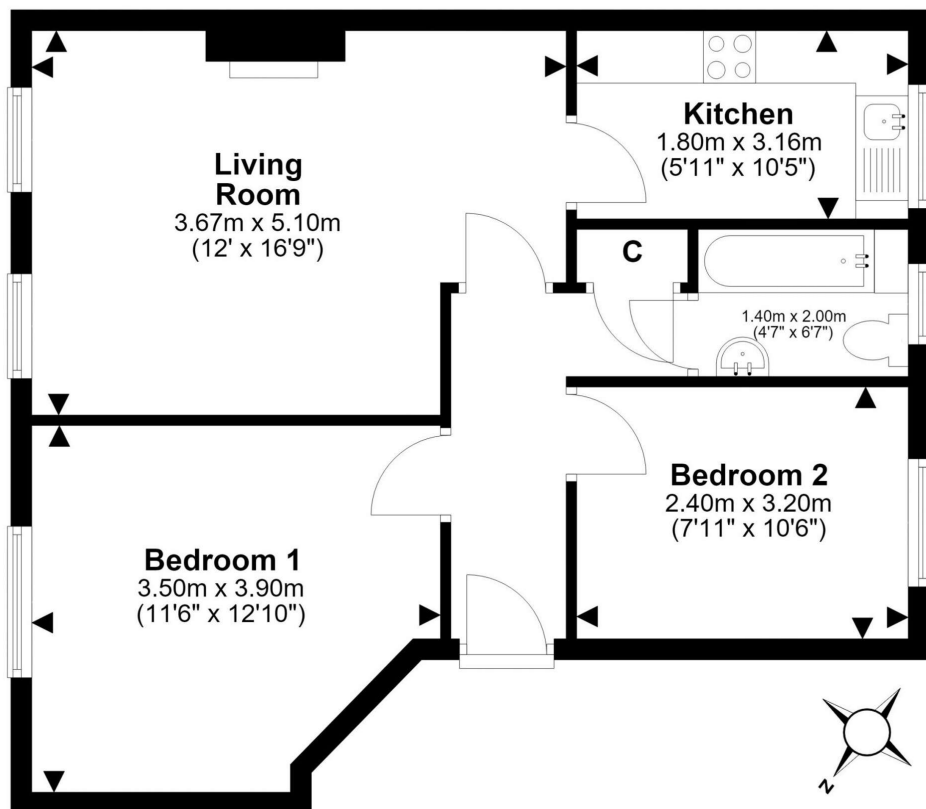
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

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 those seeking something more energetic pursuits, Murrayfield Ice Rink, Murrayfield Rugby Stadium, Saughton Sports Complex, and the Corn Exchange are all in 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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