



Solicitors & Estate Agents



Offers Over
£290,000

8 Glendevon Grove

Balgreen | Edinburgh | EH12 5UX

Lovely two-bedroom lower villa pleasantly positioned within a quiet cul-de-sac setting in the ever-popular Balgreen area. Benefiting from private front and rear gardens, whilst being conveniently located close to excellent local amenities and well-connected bus and tram links, the property offers comfortable and flexible accommodation and represents a fantastic opportunity for first-time buyers, couples, downsizers and young families.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



Description

A welcoming entrance vestibule leads into the hallway, providing access to the accommodation. The bright and spacious bay-fronted lounge/diner provides a charming main living space and benefits from fitted shelving and a useful storage cupboard. The well-presented, modern kitchen is fitted with a range of integrated appliances which are included in the sale and benefits from partial tiling to the splash areas. A useful utility cupboard provides additional storage and space for further appliances. Direct access leads from the kitchen into the rear garden. The generous principal double bedroom benefits from a fitted double cupboard and offers ample space for a range of freestanding furniture. Bedroom two is another comfortable double room with a quiet rear-facing aspect and benefits from the same useful fitted double cupboard, together with space for freestanding furniture. The well-kept shower room is fitted with a double shower cubicle and features a combination of tiling and wall panelling. A handy single cupboard provides additional storage.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, the property benefits from a generously sized private front garden and rear garden, both laid mainly to lawn and offering great potential for a variety of uses. The rear garden benefits from an outdoor tap, while the front garden is enclosed by a mature hedge border. Unrestricted on-street parking is available for residents and visitors within the surrounding area.

Extras

Included in the sale are the integrated electric hob, oven, fridge-freezer and dishwasher, together with the freestanding washing machine and fixed light fittings. All freestanding furniture and other loose contents shown in the photographs, including paintings, decorative mirrors, freestanding lamps and their shades, are excluded. These items may be available by separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.



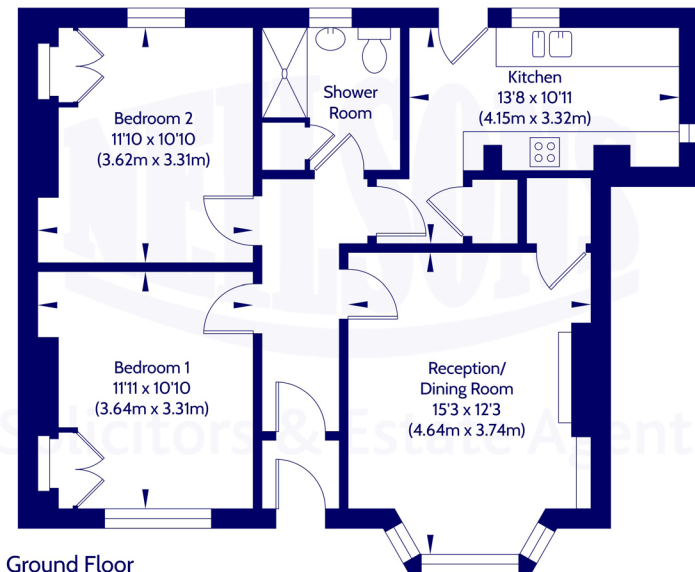


Location

Located in the sought-after Balgreen area of Edinburgh, just west of the City Centre, this property enjoys an ideal position for both family living and professional commuting. A range of local shops, including a convenient Scotmid, cater to everyday needs, while a Sainsbury's supermarket at nearby Murrayfield provides further convenience. A wider selection of high street retailers, supermarkets, and restaurants can be found in Corstorphine and at The Gyle Shopping Centre. Excellent transport links make this location particularly attractive, with frequent tram and bus services providing swift connections to the city centre, Edinburgh Airport, and surrounding areas. Balgreen Tram Stop, bus stops including routes 12, 26, 31 and Airlink 100 are all within close proximity. The nearby City Bypass also offers easy access to central Scotland's motorway network, ensuring smooth travel across the region. Balgreen offers a host of leisure opportunities, including Edinburgh Zoo, Murrayfield Stadium and Ice Rink, and the scenic Water of Leith walkway. Carrick Knowe Golf Course is also within walking distance, perfect for those who enjoy outdoor recreation. The area is well served for education, with a range of nursery, primary and secondary schools in the vicinity, and higher education institutions such as Edinburgh, Napier and Heriot-Watt Universities all within easy reach. Combining excellent amenities, green spaces, and outstanding connectivity, Balgreen is a vibrant and well-connected location that appeals to both families and professionals alike.



Approx. Gross Internal Floor Area 67 Sq M / 721 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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