

**25B BALGREEN ROAD,  
BALGREEN,  
EDINBURGH**



**STEWART WATT & CO.**  
RESIDENTIAL PROPERTY



Built in the early 1980s, this is a three bedroom, semi-detached house with a single integral garage, a drive and small front garden. Set on the Corstorphine end of a tree lined, residential street that connects Corstorphine Road to Gorgie Road, the house is rendered, with a brick facing on the front façade to first floor level and sits under a pitched tile roof.

VIEWING BY APPOINTMENT ONLY  
CALL: 0131 337 9692

**OFFERS OVER £319,000**

- Three-bedroom semi-detached house
- Living room
- Kitchen
- Principal bedroom with en suite shower room
- Double bedroom currently used as a dining room
- Smaller bedroom
- Shower room
- Storeroom
- Integral garage
- Double glazing and gas central heating
- Small front and back gardens
- Paved driveway for off-street parking





The front door opens into the naturally lit hall, with the stair and large store room facing. The remaining space on the ground floor is occupied by the dual aspect principal bedroom and its naturally lit en suite shower room. The integral garage cannot be accessed from within the house.

The first-floor landing has a built-in cupboard. Both the living room and the kitchen are accommodated on this floor, along with a further two bedrooms and a shower room. The roof void is entered through a ceiling hatch and is suitable for storage use.

The house is double glazed and has gas central heating. Hot water is provided by an immersion tank that is housed in the landing cupboard.

#### **Principal bedroom (Ground floor)**

The principal bedroom is dual aspect and has a built-in wardrobe with sliding doors and an en suite naturally lit shower room.

#### **Store room (Ground floor)**

A large, very useful store room is accessed from the hall.

#### **Living room (First floor)**

The bright comfortable living room is to the front of the house and has a full height multi-pane window. It is large enough to accommodate defined sitting and dining areas, if required.

#### **Kitchen (First floor)**

The kitchen has high level windows and a Velux style roof light. It has both wall and floor mounted cabinets, work surfaces with tiled splash backs and integrated appliances. The room is large enough to fit both a table and chairs.

#### **Two bedrooms (First floor)**

There are a further two bedrooms on the upper floor. The first is a double bedroom, overlooking the front garden that is currently used as a dining room. The second smaller bedroom has a Velux style roof light, in addition to its normal window that overlooks the small gravelled area to the back of the house.

#### **Shower room (First floor)**

The tiled shower room has a three piece suite

#### **Roof void**

Access to the roof void is via a hatch in the ceiling of the upper floor's landing. It is insulated and currently is used for storage.

#### **Integral garage**

There is a single integral garage. Vehicle access is via a metal up and over door.

#### **External**

The boundary of the front garden is defined by a low wall. The garden is primarily a border planted with flowers, shrubs and a mixture of small bushes. A paved driveway sits directly in front of both semi-detached houses and acts as access to both. To the side and back of the house, there is a narrow gravelled area between the house and the boundary fence.

The property is sold as seen, with no additional warranties or guarantees provided

#### **Location**

Balgreen is a popular residential area of Edinburgh, adjacent to Murrayfield, and some three miles west of the city centre. The area is well served by nursery, primary and secondary schools, including Balgreen Primary School and Tynecastle High School.

Local shops supply the day-to-day essentials. There is an Asda Superstore at Slateford, while, for more extensive shopping, the Gyle Shopping Centre and Hermiston Gait Retail Park are both conveniently located a short distance away.

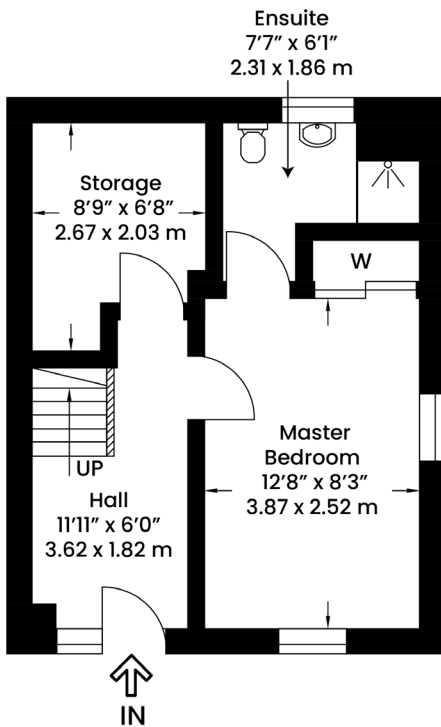
Outdoor and recreational pursuits are catered for and include Carrick Knowe Golf Course, Corstorphine Hill, Edinburgh Zoo and Murrayfield Rugby Stadium. On the door step, Saughton Park and Gardens offer beautifully maintained gardens, sports facilities and a children's play area and The Water of Leith walkway provides both interesting and scenic walking and cycling routes.

There are good bus services into the city centre and Balgreen has its own tram stop, providing a direct link to both the city centre, Granton and Edinburgh International Airport. Access to the central belt motorway network, Edinburgh International Airport and the Queensferry Crossing is simply achieved by travelling west on the Glasgow Road (A8).

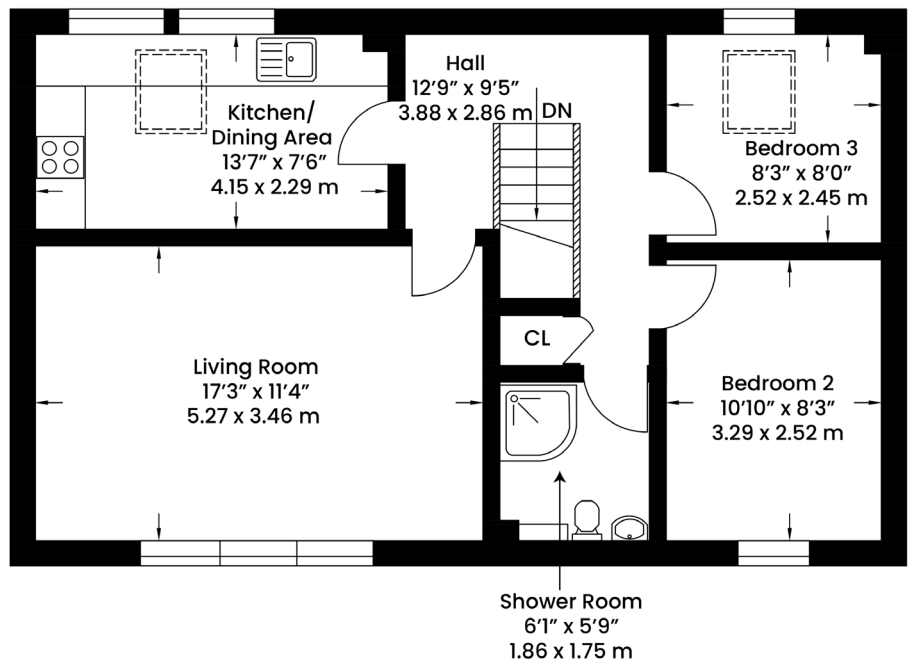
**Tenure:** Freehold

**Council Tax:** Band F

**EPC:** Band D



Ground Floor



First Floor

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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