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# 4 Glendevon Terrace,

**Edinburgh, EH12 5UP**

| 1 | 3 | 1 | EPC C | FREEHOLD |
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## Description

We are delighted to bring to market this well-presented three-bedroom double upper flat offering spacious and versatile accommodation over two levels, complemented by a generous private garden and the added benefit of a driveway providing off-street parking.
The property is entered via its own main door and offers a bright and comfortable living space throughout. The welcoming lounge features a large bay window allowing plenty of natural light to fill the room, creating an inviting setting for both relaxing and entertaining. The kitchen is fitted with a range of wood-effect wall and base units, contrasting worktops and integrated cooking appliances, providing a practical space for everyday living.
The accommodation includes three bedrooms, offering flexibility for families, guests or those working from home. The upper-level rooms benefit from Velux-style roof windows, creating bright and airy spaces with pleasant elevated views. These rooms offer excellent versatility and could also be utilised as a home office, hobby room or additional living space depending on individual requirements. There is further potential scope for the attic bedroom to be subdivided to provide a fourth bedroom, all subject to obtaining necessary building control consent.
The contemporary family bathroom has been finished with stylish marble-effect wall panels and comprises a white three-piece suite with shower over the bath, vanity wash hand basin and WC.
Externally, the property enjoys the considerable advantage of a private garden to the rear, featuring an attractive artificial lawn area, paved seating space and timber garden shed. The garden provides an excellent outdoor space for relaxing, entertaining or family activities, with fencing offering a good degree of privacy.
To the front, a generous paved driveway provides convenient off-street parking with electric charging port adding further appeal to this attractive home.
Offering flexible accommodation, private outdoor space and practical parking, this three-bedroom double upper flat is likely to appeal to a variety of purchasers, including first-time buyers, growing families and those seeking additional space to work from home. Early viewing is highly recommended to fully appreciate the accommodation and outdoor space on offer.

## Location

Glendevon Terrace is situated within the popular residential area of Balgreen, to the west of Edinburgh's city centre. The area offers an excellent range of local amenities, recreational facilities and transport links, making it particularly appealing to families and professionals alike.
Everyday shopping needs are well catered for, with nearby supermarkets and local shops, while neighbouring Corstorphine, Roseburn and Murrayfield offer a wider selection of cafés, restaurants and independent retailers.
Excellent recreational opportunities can be found at nearby Saughton Park and Gardens, Glendevon Park and the picturesque Water of Leith Walkway. The area is also well served by local schools, including Balgreen Primary School and Tynecastle High School.
Transport connections are excellent, with Balgreen tram stop and regular bus services providing easy access to the city centre, Edinburgh Park and Edinburgh Airport. Convenient road links also make the area ideal for commuters.

## Extras

All fitted floor coverings. It should be noted that no warranties or guarantees will be given for appliances. Please note that the gas fire is not operational.
The property further benefits from a wired Ring doorbell security system, Hive/remote controlled central heating and two outdoor storages sheds.

## Features

- Double Upper Villa
- Main Door
- Paved Driveway
- Landscaped Garden
- Bay Lounge
- Kitchen
- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- On-street parking
- EPC rating - C
- Council Tax Band – D
- Tenure - Freehold



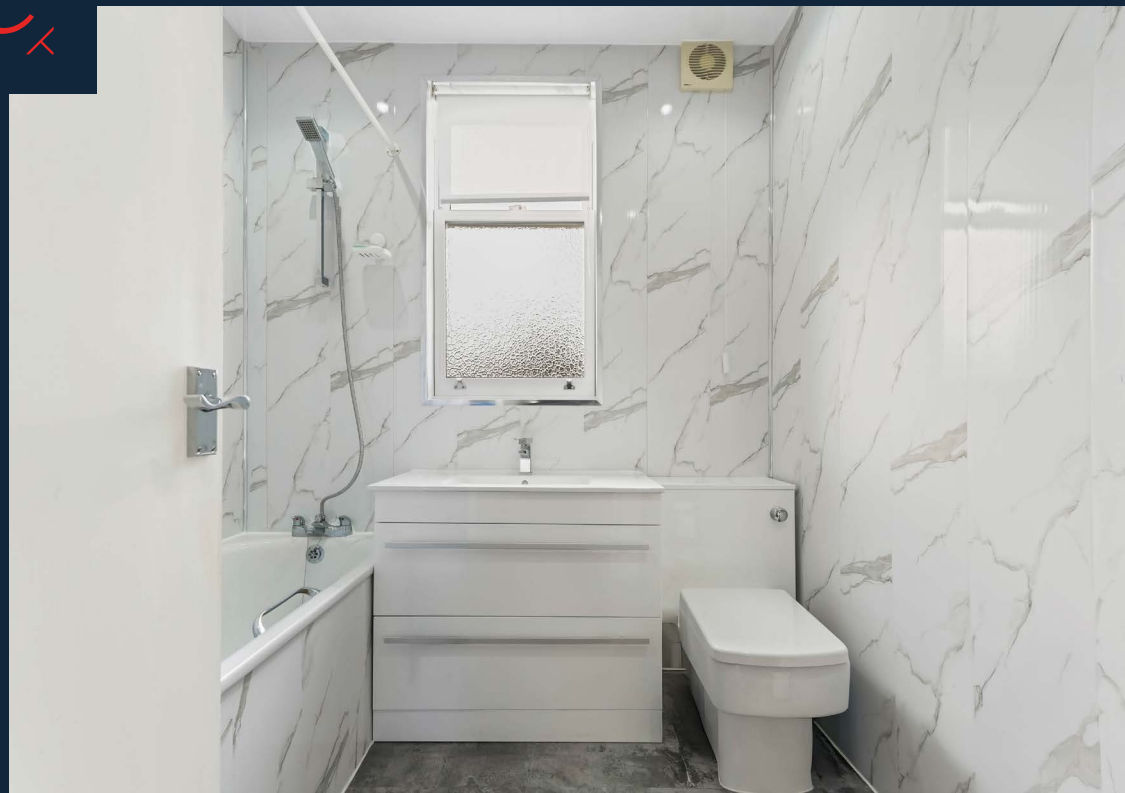








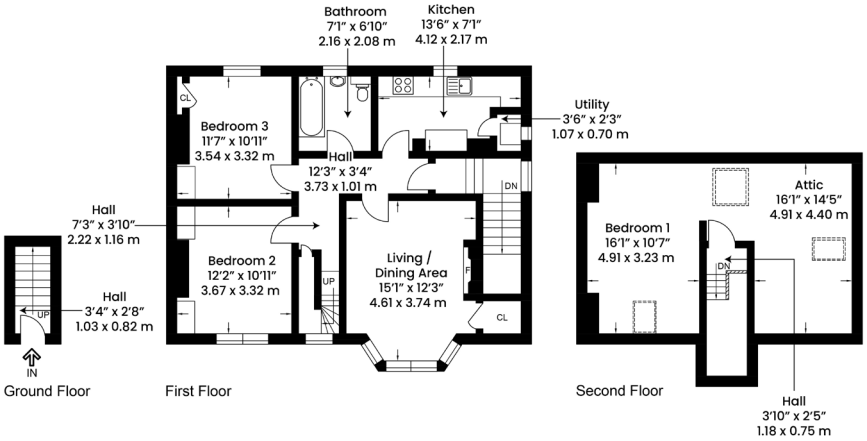








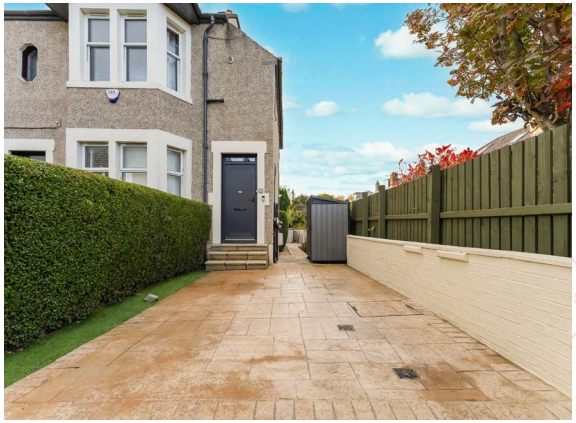





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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes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