Jardine Phillips
Solicitors • Estate Agents

BALGREEN

33 SAUGHTON GROVE
EH12 5SN







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EPC RATING: D

OFFERS OVER £175,000





SPACIOUS TWO BED LOWER VILLA WITH PRIVATE GARDENS IN POPULAR BALGREEN

This superb ground floor flat is ready for somebody to put their own stamp on, with its well maintained, spacious accommodation including a living/dining room, fully fitted kitchen with recently updated boiler, two double bedrooms both with fitted wardrobes and a modern wet shower room. Added to this, there are private areas of garden to the front & rear, and access to the well maintained communal back green. This is a popular location with excellent transport links into the city centre, Edinburgh Park or the airport. There is also good local shopping, an abundance of leisure facilities on your doorstep and access to a wide array of retail parks a short distance away, making it an ideal home for first time buyers, professionals, sharers, downsizers or a young family.

VIEWING

Bt appt please Call 0131 4466850

PROPERTY DESCRIPTION

- Private main door entrance to vestibule, leading to inner hallway
- Spacious living/dining room to front with feature gas fire & storage cupboards
- Fully fitted kitchen with good range of light wood units & appliances, and door to rear garden
- Large bedroom 1 with extensive fitted wardrobes
- Double bedroom 2 with further fitted wardrobes
- Modern wet shower room with electric shower, sink & wc
- Gas central heating from condensing combi boiler located in the kitchen (updated 3 years ago)
- Upvc double glazed windows
- Private sunny front garden with lawn & private rear patio garden with shed Well maintained, expansive communal back green with minimal payment due towards upkeep
- Free on street parking

AREA

Balgreen is a very popular area to the west of the city. There are a good range of local shops nearby, with additional retail outlets & amenities available at Corstorphine, The Gyle & Hermiston Gait shopping complexes, which are all within easy reach. Sainsbury's, M&S Simply Food, Asda and Aldi all have stores in the surrounding area too. Sports enthusiasts are well catered for, with Carrick Knowe Golf Course and Tynecastle & Murrayfield Stadiums both in the vicinity, plus Saughton Public Park which is close by with its playing fields, athletics track and skate park. There is also easy access into town via the numerous bus services and the tram, running from the airport to Newhaven. The City Bypass is also a short drive away with its access to the main motorway networks. The property is in the catchment for Balgreen & St Andrew's Fox Covert RC Primary Schools and Tynecastle & St Augustine's High Schools, and Napier & Heriot Watt Universities and Edinburgh College are all within a short travelling distance.

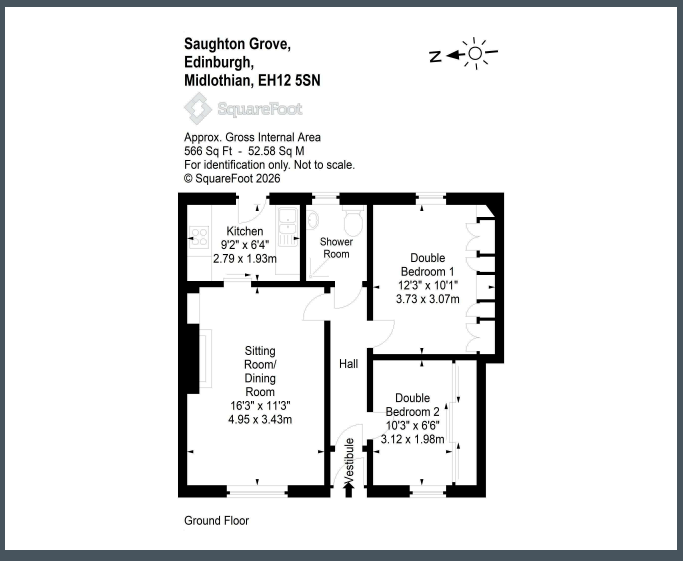
EXTRAS

The blinds, light fittings, gas cooker, extractor fan, fridge and washing machine are included in the sale.

HOME REPORT VALUATION

£180,000

Living/dining room	16’3 x 11’3 (4.95 x 3.43m)
Kitchen	9’2 x 6’4 (2.79 x 1.93m)
Bedroom 1	12’3 x 10’1 (3.73 x 3.07m)
Bedroom 2	10’3 x 6’6 (3.12 x 1.98m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.