NEILSONS

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Offers Over

£180,000

111 Balgreen Road

Balgreen | Edinburgh | EH12 5XE

A generously proportioned two-bedroom lower villa, quietly positioned within the popular residential area of Balgreen. Enjoying private garden space and conveniently located close to an excellent range of local amenities and transport links, the property offers comfortable accommodation with superb potential. An appealing opportunity for a variety of purchasers, including first-time buyers, couples and those looking to downsize.

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



Description

The bright and airy lounge/diner provides a welcoming space for relaxing and dining, with a useful press cupboard offering additional storage. The well-appointed kitchen is fitted with a range of units and includes a selection of white goods. There are two bedrooms, comprising a large double bedroom enjoying a quiet rear-facing aspect, with ample space for freestanding furniture and alternative furniture arrangements. The second bedroom enjoys a front-facing outlook and offers flexibility for use as a guest bedroom, nursery or home office. Completing the accommodation is a smart, fully tiled shower room, fitted with a rainfall shower and heated towel rail.

Further benefits include gas central heating and double glazing.





Gardens & Parking

Externally, the property enjoys a private front garden, laid to lawn and bordered by hedging to provide a degree of privacy. To the rear, there is a private section of garden laid to lawn with a garden shed, alongside access to a shared drying green. On-street parking is available for residents.

Extras

Selected fixtures and fittings, including; integrated electric hob, and oven, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.







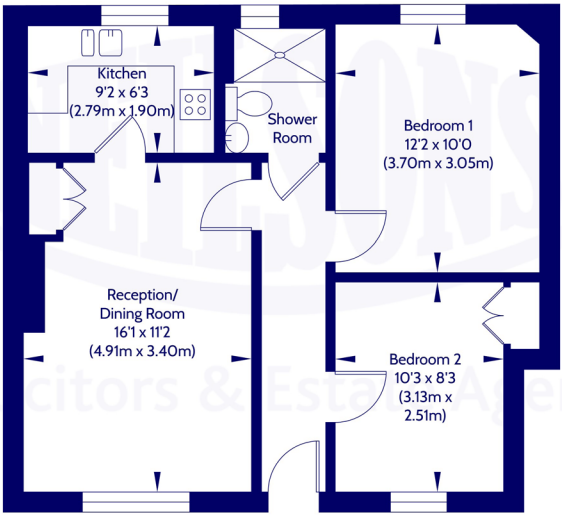


Location

The property is in the popular Balgreen area of Edinburgh, lying to the west of the City Centre. There is a selection of convenient local shops to meet day to day needs nearby, including a Scotmid, and further amenities can be found in the neighbouring district of Corstorphine and at The Gyle Shopping Centre which houses a fantastic range of restaurants and high street shops. There is a frequent bus and tram service to the Airport, City Centre and surrounding areas. The City Bypass is also easily accessible, providing links to central Scotland's main motorway network. Leisure activities in the area include Edinburgh Zoo, Murrayfield Ice Rink and stadium and the beautiful Water of Leith walkway. Education from nursery to secondary level is well catered for with Edinburgh, Napier and Heriot-Watt universities all within easy travelling distance.

Approx. Gross Internal Floor Area 52 Sq M / 561 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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mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

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