OFFERS OVER £125,000

30 Balmwell Terrace
Edinburgh, EH16 6PR

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- One bedroom terraced bungalow
- Living room with separate kitchen
- Bathroom with 3-piece suite
- Well-proportioned double bedroom
- Double glazing and gas central heating
- Shared drying green
- EPC D

Description

This delightful one-bedroom terraced bungalow offers comfortable, easy to maintain accommodation all conveniently arranged on one level, making it an excellent choice for downsizers or those seeking a more manageable home.

The property comprises of a welcoming lounge, separate fitted kitchen, a well-proportioned double bedroom and a bathroom. Externally, residents can enjoy access to a shared rear drying green.

Offering a practical layout and the appeal of single-level living, this property presets an excellent opportunity for those looking to enjoy a simpler lifestyle without compromising on comfort.













Central Heating and double glazing
There are double-glazed windows throughout and gas central heating.

Garden and parking
The property benefits from a shared drying green to the back of the property. On street parking is also available.

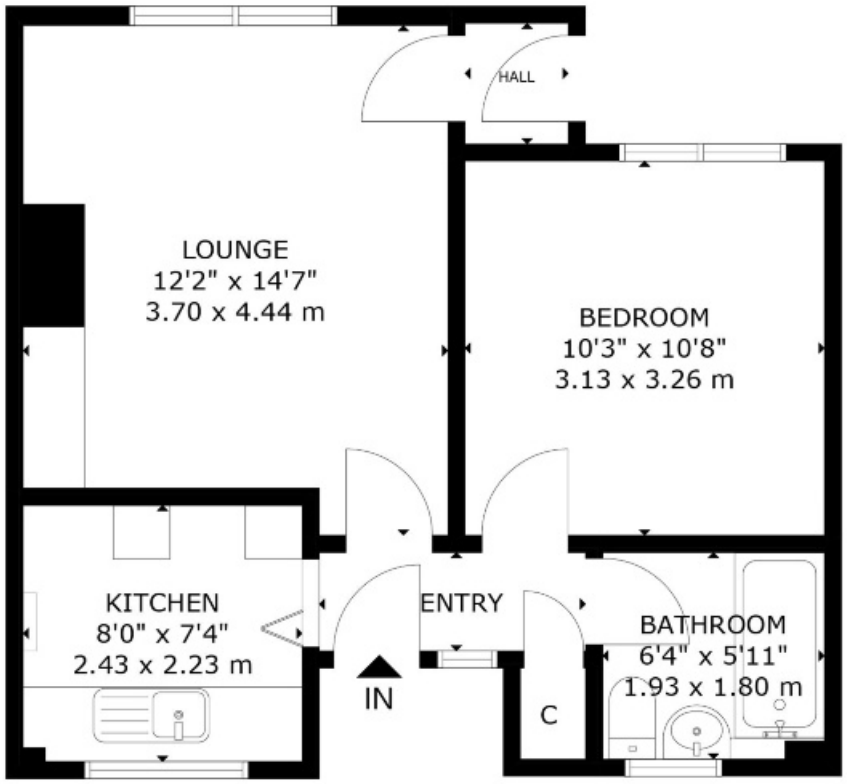
Location
Gracemount has a range of amenities including shops, a community center, a library, and several parks and green spaces. There are also schools in the area, making it a popular choice for families. Gracemount is well-connected by public transport, with regular bus services running to and from the city center. The area is also close to major road networks, making it easy to access other parts of Edinburgh and beyond. Overall, Gracemount is a quiet and family-friendly area, offering a suburban lifestyle within easy reach of the city.

EPC and Council Tax
Council Tax band B and has a D-rated Energy Performance Certificate.

Home Report
The property has been valued at £130,000 and a link to the Home Report is available from the ESPC website.

Viewing
By appointment only, telephone 0131 229 3399.

Extras
All curtains, blinds, light fittings and white goods are included in the sale price.



GROUND FLOOR

30 BALMWELL TERRACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 420 SQ FT / 39 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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