



72 Balgreen Road  
Balgreen, Edinburgh, EH12 5UB

CALL US ON 0131 447 4747









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For price and viewing information please visit  
[gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

## Ground level:

- Entrance vestibule.
- Reception hall with storage.
- Fabulous bay windowed living room with feature gas fire.
- Formal dining room with feature fireplace.
- Dining kitchen with appliances.
- Utility room with access to rear garden.
- Cloakroom/WC.

## First level:

- Upper landing with storage.
- Generously proportioned master bedroom with bay window.
- Two further double bedrooms.
- Family bathroom/shower.

## Second level:

- Double bedroom with ensuite shower room & open outlook.
- Two further bedrooms, both with storage.

## Features:

- Private landscaped garden to front.
- Enclosed southwest facing private garden at rear with patio area.
- Gate for access at rear garden.
- Unrestricted on street parking.
- Original features.
- Gas central heating.
- Double glazing.



## GENERAL DESCRIPTION

A superb end terraced villa situated in the sought after Balgreen district, a short journey to the west of Edinburgh City Centre and close to an excellent range of local amenities. Making an excellent family home in a great location, the spacious and flexible living accommodation over three levels comprises:











## 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.

**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, SOME CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE WITHIN THE KITCHEN AREA, THE DISHWASHER, AUTOMATIC WASHING MACHINE AND TUMBLE DRYER WITHIN THE UTILITY WILL ALL BE INCLUDED IN THE FOR-SALE PRICE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE FOR NEGOTIATION.**





COUNCIL TAX BAND	G.
TRAIN STATION	APPROXIMATELY 1.7 MILES TO HAYMARKET TRAIN STATION.
AIRPORT	APPROXIMATELY 5.1 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 300 METRES.



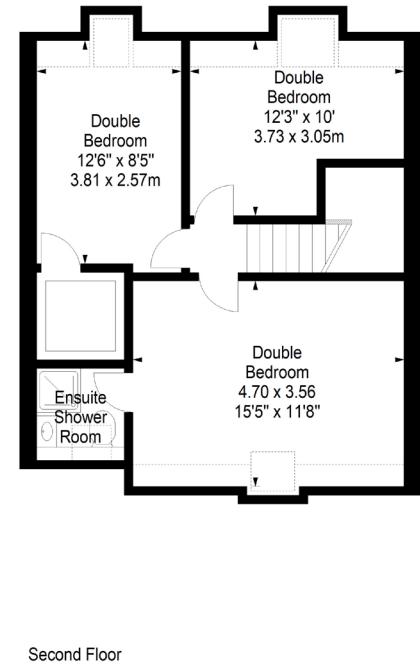
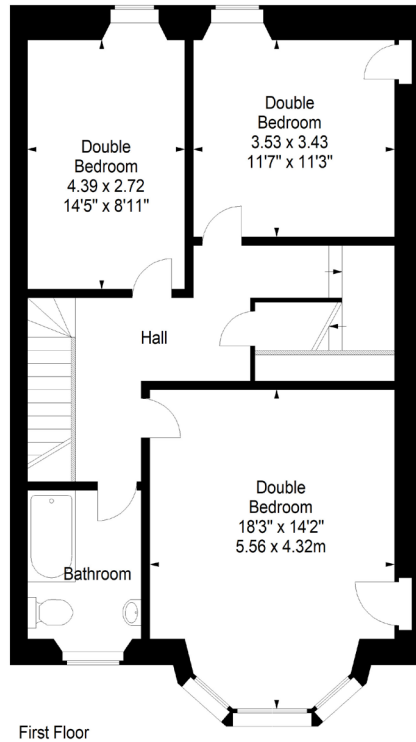
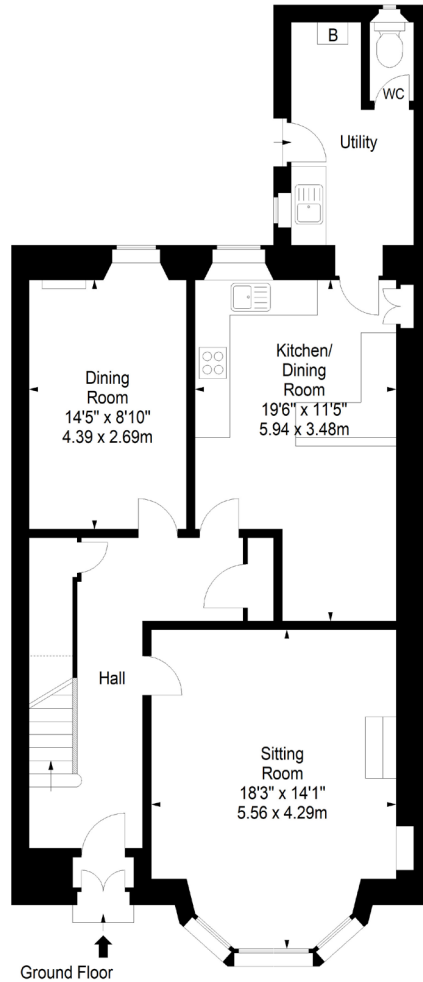


ENERGY PERFORMANCE  
CERTIFICATE RATING E

Balgreen Road,  
Edinburgh, EH12 5UB



Approx. Gross Internal Area  
2166 Sq Ft - 201.22 Sq M  
For identification only. Not to scale.  
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76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.