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## 14 Glendevon Place

Balgreen, Edinburgh, EH12 5UL



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## Property Summary

This main-door double upper villa is arranged over the first and second floors of a traditional terrace in Balgreen and offer spacious and flexible accommodation, sure to appeal to a wide demographic. The four-bedroom, two-bathroom property boasts a wealth of period features, including ornate corning, and is accompanied by a private rear garden and access to unrestricted on-street parking. Excellent amenities can be found close to the property, including shops, schools, transport links, and scenic open spaces such as Hillwood Park, Saughton Park, and Roseburn Park.

Extras: All fitted floor coverings, window coverings (except Living Room and Bedroom 3), light fittings, integrated kitchen appliances, fridge freezer and dishwasher will be included in the sale.

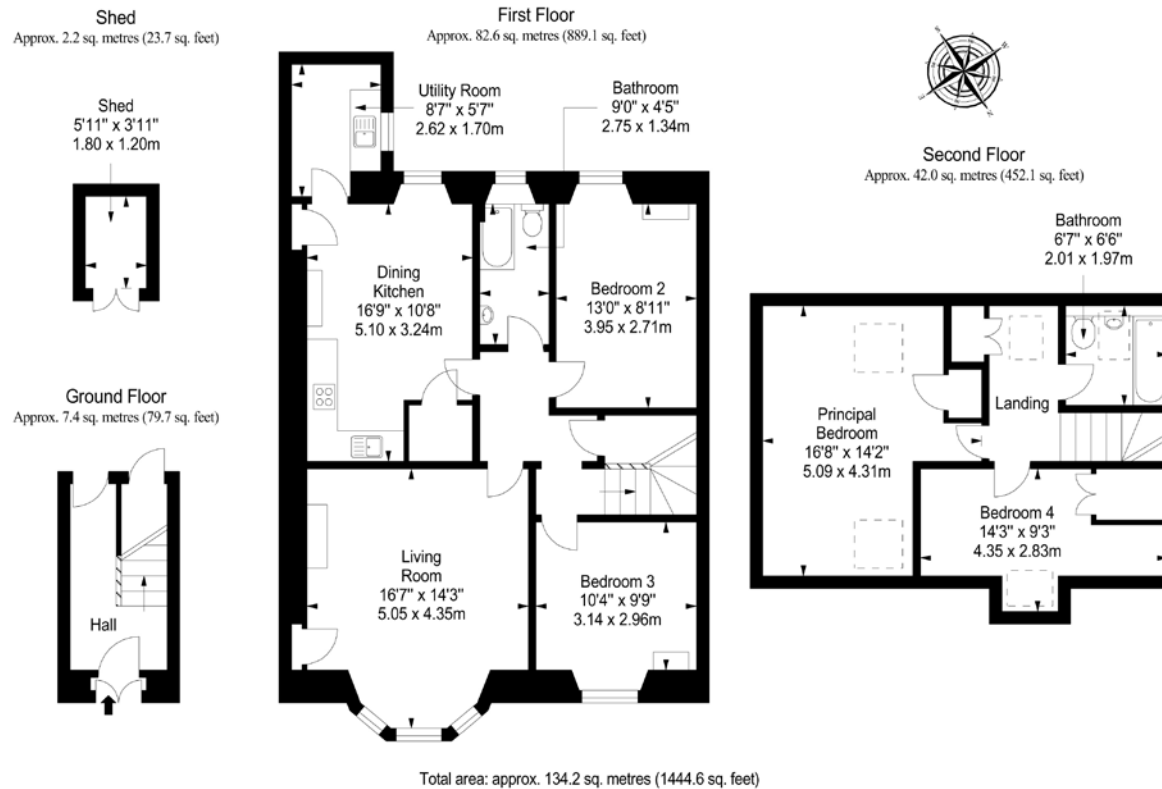
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## Features

- Main-door double upper villa in Balgreen
- Private ground-floor entrance hall and first-floor landing
- Bay-fronted living room with fireplace
- Generous dining kitchen with adjoining utility room
- Four well-proportioned bedrooms (two with storage)
- Two family bathrooms
- Private, low-maintenance rear garden
- Unrestricted on-street parking
- Gas central heating system
- Double-glazed windows
- EPC - D



# Floorplan



1 Lynedoch Place, Edinburgh, EH3 7PX | [www.johnsonlegaledinburgh.co.uk](http://www.johnsonlegaledinburgh.co.uk) | [david@johnsonlegal.co.uk](mailto:david@johnsonlegal.co.uk) | 0131 622 9222

These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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