

26/4 Balmwell Grove
Edinburgh, EH16 6HB



"Balmwell Grove is a bright and spacious first floor flat, offering an ideal investment or first time buy"

- SHARED STAIR
- ENTRANCE HALLWAY
- LIVING / DINING ROOM
- BALCONY
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BATHROOM
- PRIVATE REAR GARDEN
- COMMUNAL GROUNDS
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

Gracemount is a popular residential area which lies to the south of the city centre. Providing easy access to a range of shops including Cameron Toll shopping centre and Straiton Retail Park, with a Sainsburys, Marks & Spencer's, Ikea and Costco. Leisure facilities are varied with established clubs and organisations catering for both adults and children. Liberton, Craigmillar Park and Braid Hills Golf Clubs are also nearby. There is a selection of good local schools from primary to secondary level. The property is also in close proximity to Edinburgh University, Liberton Hospital and the New Royal Infirmary. Local bus services operate on a regular basis to and from the city centre and the surrounding areas. The city bypass is a short distance away and ensures swift access to other outlying districts, Edinburgh Airport and the main motorway networks.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



DESCRIPTION

26/4 Balmwell Grove is a bright and spacious two bedroom first floor flat, which would be an ideal buy to let investment or first time buy.

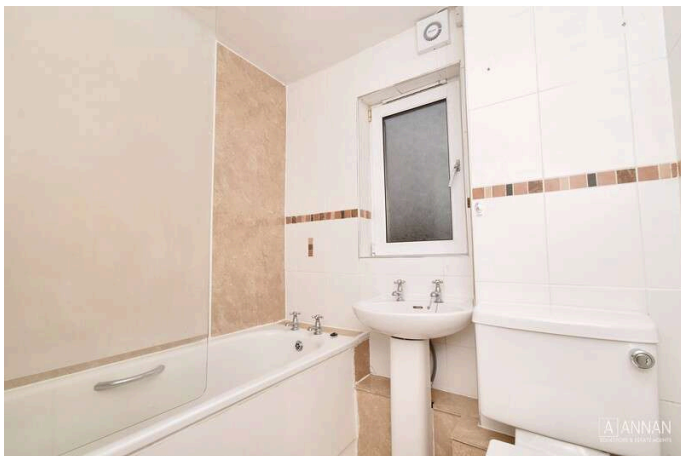
Entered through a communal stair, the accommodation comprises: welcoming entrance hall with cupboard off; well equipped kitchen with integrated gas hob and electric oven; generously sized living room with space for dining table and chairs and patio doors opening to balcony overlooking rear grounds; sizeable double bedroom 1 with two cupboards off; double bedroom 2 and bathroom with mains operated shower over bath.

Further benefits include: gas central heating; double glazing; freshly painted throughout; private section of rear garden; communal garden; unrestricted street parking; excellent local amenities and great transport links.

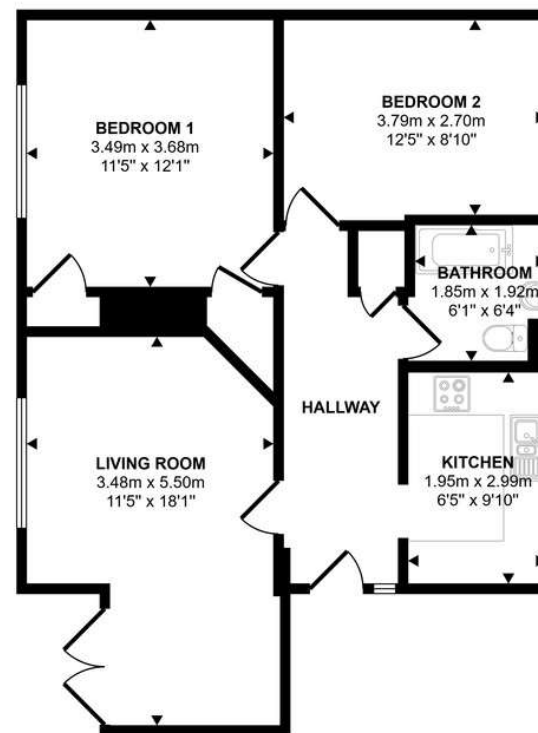
EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approx Gross Internal Area
63 sq m / 681 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk



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