










Fixed Price

**£395,000**

## 121 Balgreen Road

Balgreen | Edinburgh | EH12 5XE

A fantastic opportunity has arisen to purchase this impressive, rarely available semi-detached bungalow with extensive private gardens, driveway and garage situated in the highly-regarded Balgreen district to the west of Edinburgh City Centre. The property would undoubtedly appeal to a wide range of buyers and is close to excellent amenities, offering superb transport links by tram, bus or car to the airport, city and surrounding areas.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

In brief the accommodation comprises; entrance vestibule leading to welcoming hallway with storage, light and airy reception room with gas fireplace, spacious dining kitchen with a range of base and wall mounted units and door accessing rear garden, well proportioned bay windowed principal bedroom, good sized second double bedroom and contemporary shower room. Further benefits include gas central heating (new boiler installed 2020), double glazing and floored attic





## Extras

All fitted floor coverings will be included in the sale together with the cooker and wardrobes

## Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the garage with up and over door.

## Viewing

By appointment through Neilsons 0131 625 2222.





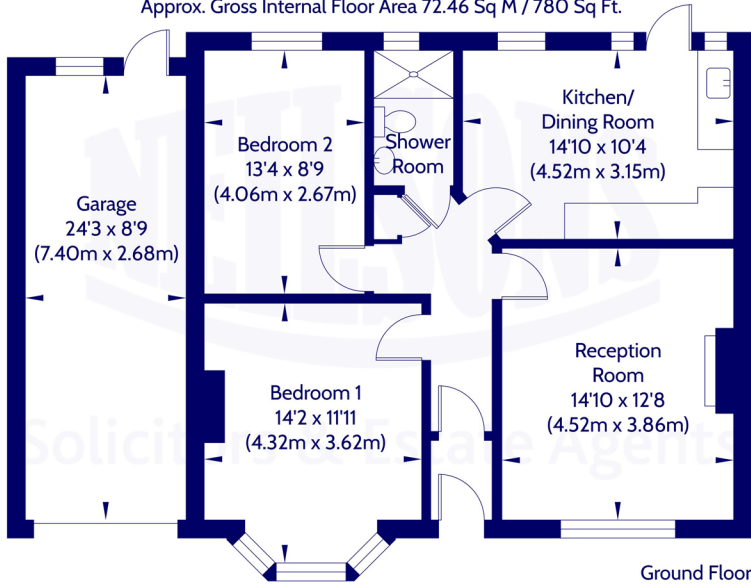
## Location

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 72.46 Sq M / 780 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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