










Offers Over

**£180,000**

## 4/1 Glendevon Avenue

Balgreen | Edinburgh | EH12 5UD

A fantastic opportunity has arisen to purchase this impressive, truly stunning lower villa with extensive private gardens, situated within the highly-regarded district of Balgreen, close to excellent transport links and local amenities.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway & On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



## Description

The accommodation which has been upgraded to a very high standard by the present owner would make an ideal purchase for first-time buyers, professionals and those looking to downsize. In brief the subject comprises; light and airy reception room with useful under stair storage, stylish fitted kitchen with breakfast bar and door accessing rear garden, two well proportioned double bedrooms and contemporary shower room. Further benefits include gas central heating, double glazing and good storage.



## Extras

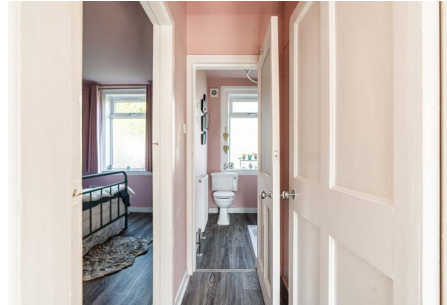
All fitted floor coverings, blinds and curtains will be included in the sale together with the Smeg gas hob, oven, fridge/freezer, washing machine and microwave. Other items of furniture can also be made available.

## Gardens & Parking

The property benefits from a fully enclosed private front garden mainly laid to lawn and chip stone, as well as a driveway providing useful off-street parking. To the rear there is a section of private garden and a communal drying green. Ample unrestricted on-street parking is available to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.







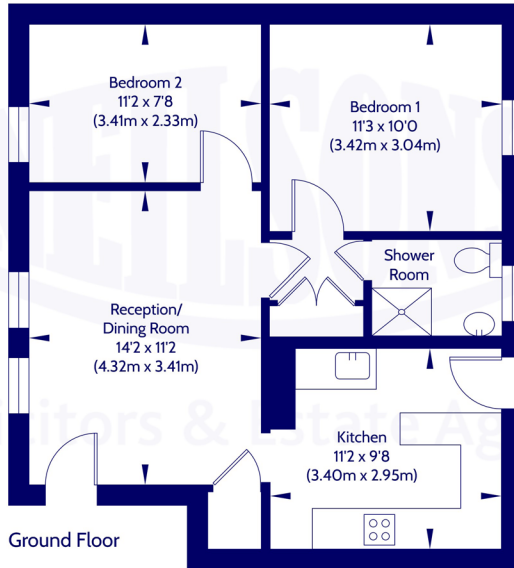
## Location

Balgreen lies to the west of the City Centre and boasts a variety of convenient local shops to meet day to day needs, including a Scotmid. 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 City Centre and surrounding areas and 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 stadium and the beautiful water of Leith walkway. Education from nursery to secondary level is well catered for and both Napier and Heriot-Watt University are within easy travelling distance.





Approx. Gross Internal Floor Area 51.07 Sq M / 550 Sq Ft.



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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