










Offers Over  
**£315,000**

## 10 Glendevon Terrace

Balgreen | Edinburgh | EH12 5UP

A fantastic opportunity has arisen to purchase this beautifully presented main door upper villa situated in the popular residential area of Balgreen. It is close to local amenities and excellent transport links including the Balgreen Tram Stop which reaches Haymarket in just a few minutes. The property has been upgraded by the present owners and boasts two bedrooms plus a study, private gardens with the rear being south west facing, plus a garage, and viewing is highly recommended to truly appreciate the accommodation on offer.

-  1 public room
-  2 bedrooms plus study
-  1 bathroom
-  Private front and rear gardens
-  Garage and driveway
-  EPC rating – C
-  Council tax band - D



## Description

In true move in condition the property is accessed via a private main door with a carpeted stairway leading to a naturally lit landing and welcoming hallway. To your right is a bright and spacious lounge with a deep storage cupboard, multi fuel stove and a bay window offering a perfect space for a table and chairs. The modern kitchen was renovated in 2021 and benefits from a dual aspect with a range of units and contemporary open shelving, with co-ordinated worktops and splashback tiling. There are two double bedrooms plus a useful study, offering an ideal working from home space. Competing the accommodation is a stylish fully tiled bathroom with white suite and Victorian style overhead shower. There is also a partially floored attic which is accessed via a Ramsay ladder and offers excellent potential for extending, subject to the necessary planning permissions.

The property also benefits from gas central heating (the combi boiler was installed in 2021) and double glazed sash and case windows to the front (with the exception of the study) and triple glazing to the rear..



## Extras

All fixtures and fittings will be included in the sale along with the five ring gas hob and electric oven and integrated dishwasher.

## Gardens and Parking

A neat front garden with a gate and path welcomes you to the property. To the rear is a private, fully enclosed south west facing garden which benefits from the sun all day, and is bordered by hedges for privacy, hosts low maintenance fruit trees and is laid to lawn with a decked area, offering an ideal space for outdoor dining in the warmer months and a safe place for children and pets to play. There is a detached garage with power and light, and a driveway provides off street parking, with unrestricted on street parking also available.

## Viewing

By appointment through Neilsons (0131 625 2222).





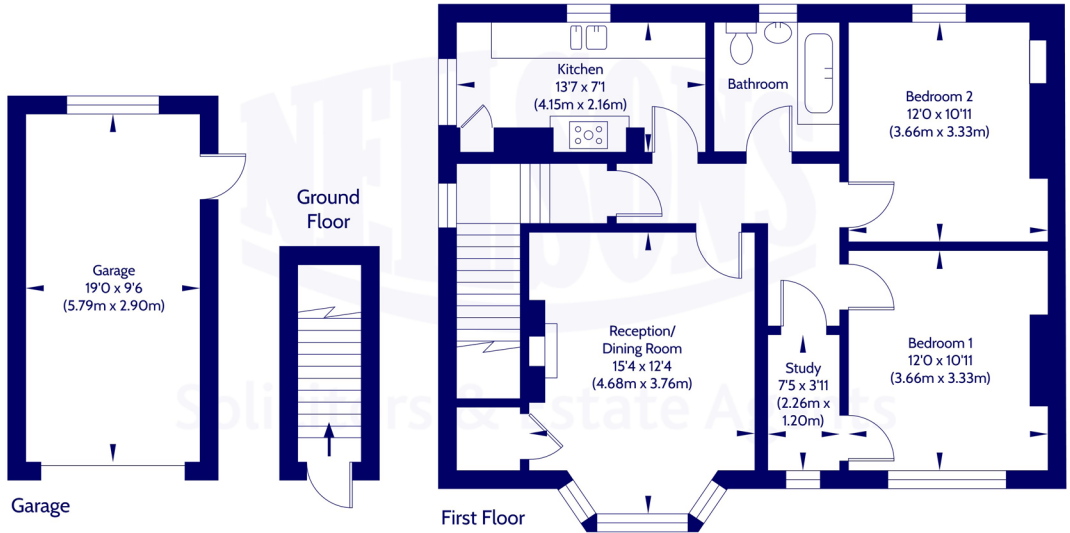
## Location

Glendevon Terrace 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 range of high street shops and places to eat. There is a frequent bus and tram service to the City Centre, Airport 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 Carrick Knowe Golf Club, Edinburgh Zoo, Murrayfield Ice Rink and Stadium, and walks on Corstorphine Hill and along 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 73.91 Sq M / 796 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.



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