










Offers Over
£185,000

5/2 Balgreen Park

Balgreen | Edinburgh | EH12 5UE

This well-presented two-bedroom ground-floor flat boasts a prime location in the highly desirable area of Murrayfield, with convenient access to local amenities, green spaces, and excellent public transport options to the city center via regular bus and tram services. Ideal for a wide range of buyers, the property suits city professionals, young families, and those seeking to downsize without sacrificing accessibility and comfort.

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



Description

Entering the flat through a shared entrance, you are welcomed by a spacious, southwest-facing living room that enjoys warm afternoon sunlight through two large windows. The room's focal-point fireplace creates a natural gathering space, while the neutral decor, featuring lightly patterned wallpaper and a cozy carpet, enhances its inviting atmosphere. Built-in storage adds to the room's functionality. Adjacent to the living room, the kitchen offers a classic and timeless design, fitted with warm wood-toned cabinets and granite-style worktops that provide ample storage and workspace. It comes fully equipped with integrated appliances, including a ceramic hob, eye-level oven, fridge, tumble dryer, and washing machine, making it both practical and stylish. The two bedrooms are bright, well-sized doubles, with the principal bedroom offering slightly larger proportions. The second bedroom is enhanced by fitted wardrobes, making the most of the available floor space. Conveniently located between the bedrooms, the modern bathroom features a sleek three-piece suite with an overhead shower, completing this comfortable and well-appointed home.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the flat boasts a private front garden with a low-maintenance design, offering a welcoming outdoor space. At the rear, a well-maintained communal garden features a large lawn and drying green, providing a shared space for relaxation and outdoor activities. Additionally, convenient on-street parking along Balgreen Park is unrestricted, ensuring easy access for residents and guests alike.

Viewing

Please contact Neilsons on 0131 625 2222.





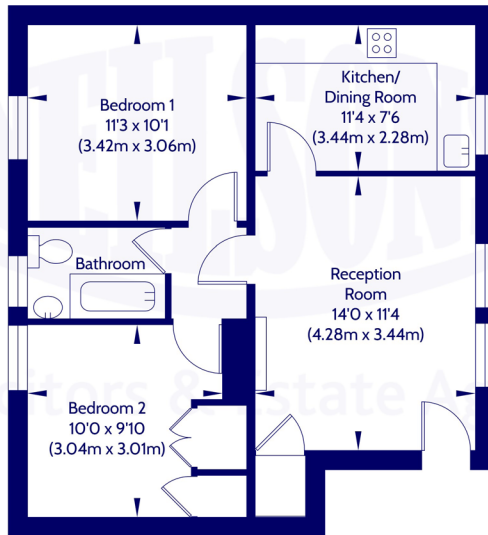
Location

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 50.97 Sq M / 549 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.



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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

