



Solicitors & Estate Agents











Offers Over

**£540,000**

## 30 Balgreen Road

Murrayfield | Edinburgh | EH12 5TZ

A fantastic opportunity has arisen to purchase this impressive, truly stunning mid-terraced villa with extensive private garden, communal paddock and communal off-street parking situated in the highly-regarded Murrayfield district to the west of Edinburgh City Centre. The property would undoubtedly appeal to families and is close to excellent amenities, offering superb transport links by tram, bus or car to the city, airport, and surrounding areas.

-  3 Bedrooms
-  2 Public Rooms
-  1 Study
-  1 Bathroom & WC
-  Off-Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – F



## Description

The accommodation which is presented to the market in move-in condition and in brief comprises; entrance vestibule leading to welcoming entrance hallway with original wooden floors running through most rooms and WC, light and airy bay windowed reception room with gas fireplace and storage cupboard, spacious dining room/ second family room with gas fireplace, stylish fitted kitchen with access to rear garden and useful study/office for those working from home.

Finally, the upstairs accommodation comprises; spacious and bright upper landing with cupola and good storage facilities, well proportioned principal bedroom with fitted wardrobes, good sized second double bedroom, third bedroom single and contemporary family bathroom with three-piece suite, shower over bath and under floor heating. Further benefits include gas central heating and good storage facilities.



## Extras

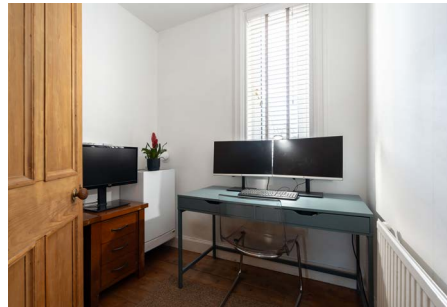
All fitted floor coverings will be included in the sale together with the gas hob, ovens, integrated dishwasher and integrated fridge.

## Gardens & Parking

To the front of the property there is a mature garden bordered by hedging with gate and path leading to the front entrance. A feature of this property has to be the east facing garden mainly laid to lawn and decking, creating the perfect haven for outside dining/relaxing and for children to play. There is also a communal paddock to the rear laid to lawn and mature trees, perfect for summer BBQ's and family gatherings, as well as communal off-street parking to the side.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

The property is in the popular Murrayfield 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 Sainsbury's and a Scotmid. Further amenities can be found in the neighbouring district of Roseburn, 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 City Centre, the Airport 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, the beautiful Water of Leith walkway and nearby entrance to Corstorphine Hill trails. Education from nursery to secondary level is well catered for as well as easy travelling distance to Edinburgh, Napier and Heriot-Watt universities.





Approx. Gross Internal Floor Area 117.42 Sq M / 1264 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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