



Solicitors & Estate Agents



3 Stevenson Grove

Balgreen | Edinburgh | EH11 2SE

A fantastic opportunity has arisen to acquire this superb two bedroom upper villa nicely positioned within quiet residential street of the ever-popular Balgreen district of the city. Close to excellent amenities and transport links, this property will undoubtedly make an ideal purchase for first time buyers, professionals and young families.

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



Description

Accessed via its own private main door, this charming home begins with a generously sized porch, an ideal space for storing bicycles, outdoor gear, or additional items, providing both practicality and security. From here, an internal staircase leads up to the welcoming main hallway. The reception room is both bright and inviting, featuring a classic box bay window that floods the space with natural light and adds character. A convenient shelved recess provides attractive and functional storage, perfect for books, décor, or everyday essentials. The well-appointed fitted kitchen offers ample cabinetry and worktop space, creating a practical and efficient cooking environment. There is potential to personalise or modernise to suit individual taste, making it a versatile space for home chefs. Accommodation includes two generously proportioned double bedrooms, both comfortably carpeted to create a warm and cosy feel. The slightly larger of the two also benefits from integrated storage, helping to maintain a clutter-free environment. The bathroom is fitted with a clean and contemporary white three-piece suite, complete with a dual-headed thermostatic shower over the bath



Extras

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

Gardens & Parking

Externally, the property enjoys a private enclosed garden, mostly laid to patio, offering a low-maintenance outdoor space ideal for alfresco dining, relaxing, or entertaining. Mature planting or container gardening could further enhance the space to suit personal style.

On-street parking is readily available, providing convenient access for residents and guests alike.

Viewing

Please contact Neilsons on 0131 625 2222.





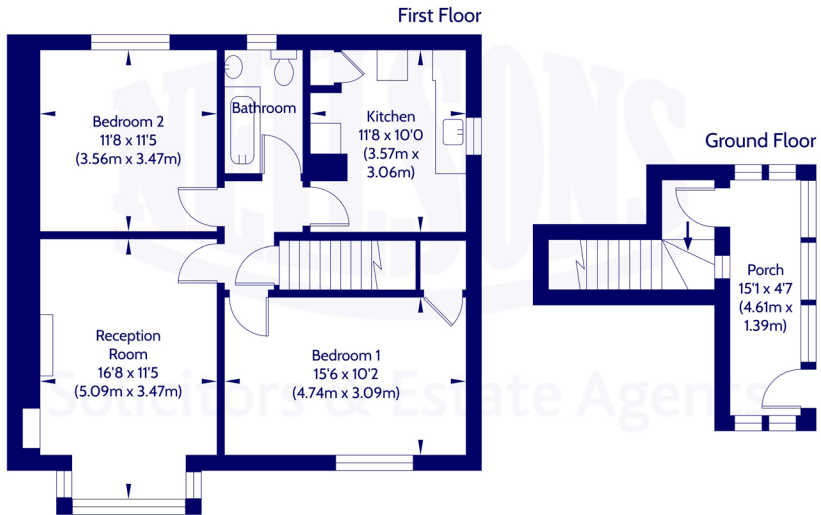
Location

Located in the sought-after Balgreen area of Edinburgh, just west of the City Centre, this property enjoys an ideal position for both family living and professional commuting. Everyday shopping is well catered for with a large Sainsbury's just a five-minute walk away, complemented by an Aldi close by, while a wider choice of high street retailers, supermarkets and restaurants can be found in nearby Corstorphine and at The Gyle Shopping Centre, which is also served by a direct bus route. The area boasts superb transport connections, with Balgreen tram stop only a five-minute walk from the property, frequent bus services, and quick access to the city centre via the Western Approach Road in just 10–15 minutes. Edinburgh Airport and the wider motorway network are also within easy reach via the City Bypass. Saughton Park, only two minutes from the property, offers extensive green space for dog walking, sports and family outings, alongside a large rose garden, children's play area and café, making it a popular hub for the community. Balgreen also enjoys close proximity to leisure and cultural attractions such as Edinburgh Zoo, Murrayfield Stadium and the scenic Water of Leith walkway. The area is well served for education, with a range of local nursery, primary and secondary schools, and higher education institutions including Edinburgh, Napier and Heriot-Watt Universities within easy reach. Combining excellent amenities, beautiful outdoor spaces and outstanding connectivity, Balgreen is a vibrant and highly desirable location for both families and professionals alike.





Approx. Gross Internal Floor Area 77.69 Sq M / 837 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

