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Offers Over

£450,000

75 Glendevon Place

Balgreen | Edinburgh | EH12 5UH

A truly stunning maindoor double-upper villa, offering spacious and beautifully proportioned accommodation that seamlessly blends period elegance with modern comfort. Tucked away on a peaceful residential street in the highly sought-after district of Balgreen, the property enjoys excellent transport links to the city centre and beyond.

-  4 Bedrooms
-  1 Reception room
-  2 Bathrooms
-  Private Garden
-  Free on-street parking
-  EPC Rating – E
-  Council Tax Band – E



Description

Presented in immaculate decorative order throughout, the property is accessed via a private, enclosed pathway which sets it back from the street. Traditional double storm doors open to a tiled vestibule, leading through to the entrance hallway where a striking stone staircase rises to the first floor. A shared rear hallway on this level provides valuable storage space and direct access via a pathway to the private rear garden. The first floor is home to a magnificent bay-windowed reception room to the front, enjoying a sunny south-westerly aspect and showcasing period details, including ornate plaster corning, a ceiling rose, and a feature fireplace. To the rear lies a generous dining kitchen fitted with classic shaker-style units, complemented by an integrated oven, hob, cooker hood, under-counter fridge, and slimline dishwasher which are all included in the sale. Additional storage is provided by both a traditional Edinburgh press and a large walk-in cupboard. Off the kitchen, a useful utility room offers further storage, a second sink, plumbing for a washing machine, and space for a freestanding fridge freezer. Completing this level are two double bedrooms and a well-appointed family bathroom. A staircase from the hall leads to the second-floor landing, lit by a rear-facing Velux window that frames views to Arthur's Seat, Murrayfield Stadium, and Edinburgh Castle, this versatile space makes an ideal home office. The principal bedroom is particularly impressive, enjoying twin aspects to the front and rear, built-in wardrobes, and a modern en-suite shower room. A fourth bedroom with a front-facing Velux completes the upper level. The property further benefits from full double glazing and gas central heating via a Worcester combi boiler (installed in 2020).



Extras

The kitchen appliances/white goods are to be included in the sale along with fitted floor coverings, light fittings and window blinds.

Gardens and Parking

Externally, the property boasts a delightful enclosed rear garden, predominantly laid to lawn with a patio area and useful timber sheds. To the front, the gated and paved pathway creates a smart, low-maintenance outdoor space leading to the front door. Ample free on-street parking is available.

Viewing

By appointment through 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. A range of local shops, including a convenient Scotmid, cater to everyday needs, while a Sainsbury's supermarket at nearby Murrayfield provides further convenience. A wider selection of high street retailers, supermarkets, and restaurants can be found in Corstorphine and at The Gyle Shopping Centre. Excellent transport links make this location particularly attractive, with frequent tram and bus services providing swift connections to the city centre, Edinburgh Airport, and surrounding areas. The nearby City Bypass also offers easy access to central Scotland's motorway network, ensuring smooth travel across the region. Balgreen offers a host of leisure opportunities, including Edinburgh Zoo, Murrayfield Stadium and Ice Rink, and the scenic Water of Leith walkway. Carrick Knowe Golf Course is also within walking distance, perfect for those who enjoy outdoor recreation. The area is well served for education, with a range of nursery, primary and secondary schools in the vicinity, and higher education institutions such as Edinburgh, Napier and Heriot-Watt Universities all within easy reach. Combining excellent amenities, green spaces, and outstanding connectivity, Balgreen is a vibrant and well-connected location that appeals to both families and professionals alike.





Approx. Gross Internal Floor Area 123 Sq M / 1321 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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