



63 Glendevon Place

Balgreen, Edinburgh, EH12 5UH



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Stunning 2 bedroom main door lower villa with landscaped gardens to the front & rear

- Stylish sitting/dining room
- Quality fitted kitchen
- Double bedroom 1 - built in wardrobes
- Double bedroom 2
- Contemporary shower room
- Beautifully presented throughout
- Highly sought after residential area
- Lovely gardens to the front & rear
- Unrestricted on street parking
- Gas central heating & double glazing



Fixed Price: £330,000

EPC Rating: C

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

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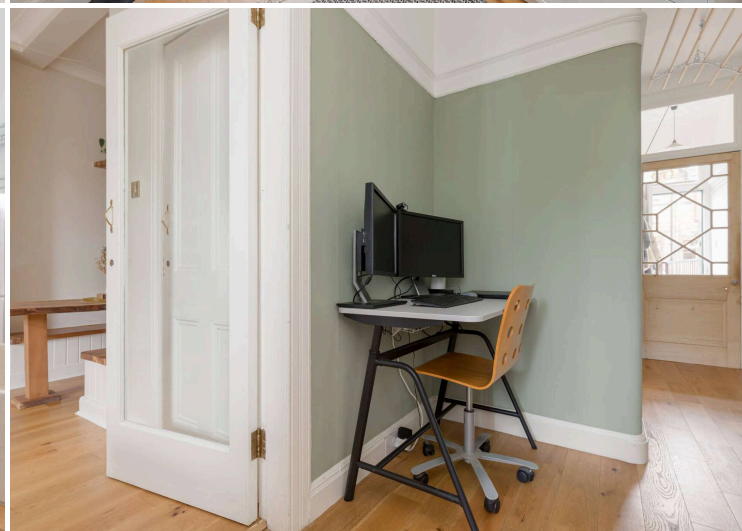
About the Property

Located in the highly sought after residential area of Balgreen, this beautifully presented main door lower villa benefits from delightful, landscaped private gardens to the front and rear. The property lies within easy reach of local amenities and the City Centre. The exceptional interior has been upgraded and modernised by the current owners and offers stylish accommodation throughout complemented by quality fixtures and fittings and charming features such as a log burning stove, fireplace and decorative cornicing.

Extras

All fitted floor coverings, blinds, curtain poles, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price. Please note the curtains, kitchen shelves & garden storage/shed are not included.

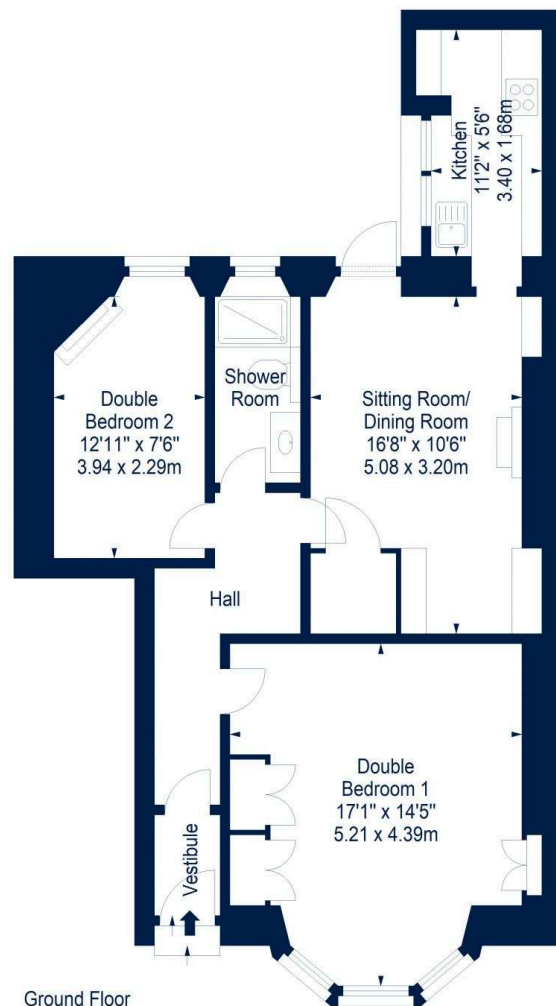




Location

Balgreen is a popular residential area situated a few miles to the west of Edinburgh's city centre. There are a good range of local shops available at Western Corner, Saughtonhall Drive and nearby St John's Road. For larger shopping requirements there is Craigmile Retail Park and the Gyle a short distance away. A wide choice of leisure & recreation activities are available in the area including: Saughton Park & Rose Garden, Edinburgh Zoo, golf courses at Ravelston and Murrayfield, tennis courts, access to walks along the Water of Leith and the renowned Murrayfield Stadium is within walking distance. In addition to the very efficient tram system there is an excellent range of buses, which travel along Corstorphine Road east towards the city centre and west towards the airport. The area is also well placed for ease of access to the City Bypass, Edinburgh International Airport and all central Scotland's motorway links. There are excellent schools in both the state and private sectors within the area and both Napier and Heriot Watt universities are within an easy commute.

63 Glendevon Place, Edinburgh, Midlothian, EH12 5UH



House - Approx. Gross Internal Area - 751 Sq Ft - 69.77 Sq M

For identification only. Not to scale. © SquareFoot 2025





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