



64 Glendevon Place

Edinburgh

EH12 5UJ



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Property Features

91.3 m2

Quiet Location

Beautifully Presented

Superb Accommodation

Private Garden

Off Street Parking

The beautifully presented accommodation comprises; vestibule leading to welcoming hallway, spacious and bright living room featuring attractive wooden flooring and an elegant period fireplace with living flame gas fire, second entrance hallway with ample storage, stylish dining kitchen, which is perfect for both everyday living and entertaining with direct access to the private garden. There are two good sized double bedrooms, and the two modern bathrooms (one en suite) complete the accommodation. The property also benefits from an abundance of storage throughout.

Externally, the property benefits from its own private driveway and an easily maintained south west facing garden, ideal for al fresco entertaining.

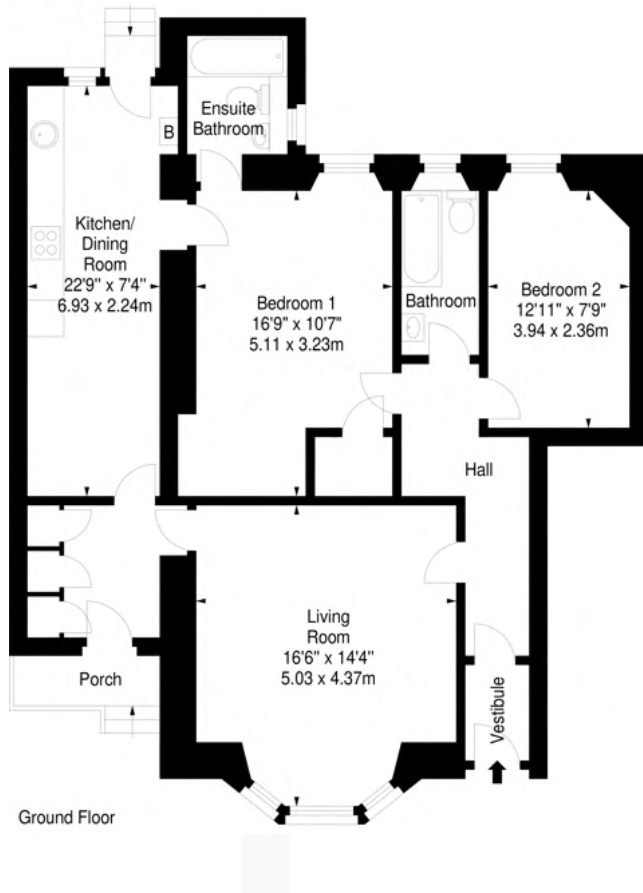




Glendevon Place,
Edinburgh,
Midlothian, EH12 5UJ



Approx. Gross Internal Area
983 Sq Ft - 91.32 Sq M
For identification only. Not to scale.
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Balgreen is a popular residential area situated approximately a few miles to the west of Edinburgh's city centre. There is an excellent range of local shops and nearby St John's Road offers a further selection of retailers. For larger shopping requirements there is a Tesco Extra at Corstorphine and a Sainsbury's at Craigleith. Access to the larger retail sites around the city's periphery is also easy from this location. Good schooling can be found at primary and secondary levels within the vicinity. In addition to the tram there are regular buses which travel along Corstorphine Road east towards the city centre and west towards the airport.

Extras

All fitted floor coverings, light fittings and integrated appliances are included in the sale (the seller will not warrant their working order).



Find out more

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Notes

Notes Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be emailed sales@ieroproperty.com in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.