



29/2 Balgreen Avenue
BALGREEN | EDINBURGH | EH12 5SX

warners
solicitors & estate agents



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Beautifully presented first floor flat forming part of a select landscaped courtyard development, enjoying a tranquil setting, yet beautifully placed to take advantage of all local amenities, the Water of Leith walkway and the Tram network. The spacious apartment boasts a stylish interior, with many pleasing features. The principal living space falls naturally into leisure and dining zones with French windows opening to a Juliet balcony ensure volumes of natural light. From here there is direct access to a lovely fitted kitchen with many integrated appliances. The dual aspect principal bedroom is a spacious double and benefits from built-in wardrobes and an en-suite shower room. The accommodation is completed by two further double bedrooms and bathroom with vanity sink unit and electric shower over bath. Further benefits on offer include gas central heating, double glazing, well maintained landscaped gardens with patio seating area and private residents' parking facilities.

- Entrance hallway with fantastic storage
- Living/dining room with French doors to Juliet balcony
- Lovely fitted kitchen with many integrated appliances
- Principal double bedroom with fitted wardrobes and en-suite shower room
- Two further double bedrooms, one with fitted wardrobes
- Bathroom with electric shower over bath
- Gas central heating and double glazing
- Entry phone security system
- Landscaped communal gardens with patio seating area
- Private residents' parking

Curtains, blinds, cooker, fridge freezer, dishwasher and washing machine. will included in the sale. EPC Rating B.

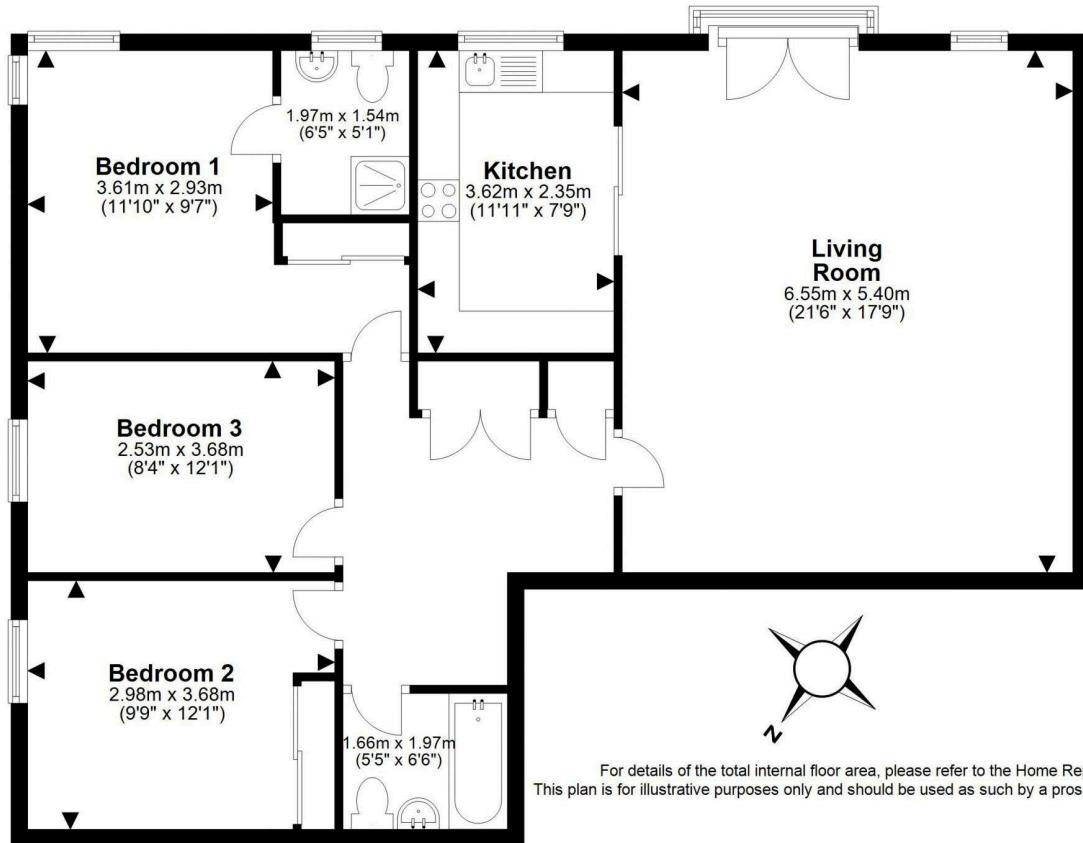
A fee of £30 per month is payable for the upkeep of the common stair.

PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



Balgreen is a highly popular residential area situated just west of the city centre. Here, you will find a wealth of recreational facilities, good schooling, excellent transport links and numerous large leafy areas including Carrick Knowe Golf Club and Saughton Public Park. For tranquil walks and picnics, the nearby Corstorphine Hill Nature Reserve and the picturesque Water of Leith Walkway provide the perfect escape from hustle and bustle of the city. For those seeking something more energetic, Murrayfield Ice Rink, Murrayfield Rugby Stadium, Saughton Sports Complex and the Corn Exchange are all in close proximity. Schooling is well catered for from nursery to secondary level, including Balgreen Primary School and Tynecastle High School. Balgreen has a good range of local shops and services, which are supplemented with various branded stores and high-street outlets at The Gyle Shopping Centre. Balgreen tram stop is within strolling distance of the property, and offers fast and frequent links between the city centre and the airport. The area is also served by a dense network of buses and cycles routes for greener travel across the city.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.