



5/2 Glendevon Park
BALGREEN | EDINBURGH | EH12 5XD


warners
solicitors & estate agents



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Warners are delighted to present this two-bedroom ground-floor apartment, featuring private front and rear gardens, situated on a quiet residential street in the highly sought-after Balgreen area.

Offering excellent transport links and a range of nearby amenities, this property provides an exceptional opportunity for first-time buyers eager to put their own stamp on a home, as well as investors seeking a promising project.

Now requiring upgrading and modernisation, the apartment offers fantastic potential to create a stylish and comfortable living space. Additional benefits include gas central heating, double glazing, and the rarity of private outdoor space in such a well-connected location. The property comprises: -

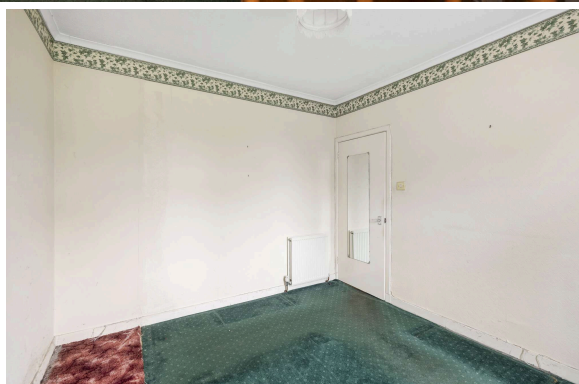
- Internal hallway
- Kitchen with views out to front garden
- Spacious twin windowed lounge with storage cupboard
- Two double bedrooms (one with integrated storage)
- Shower room
- Gas Central Heating
- Double glazing
- Private front and rear gardens
- Communal drying green
- Street Parking

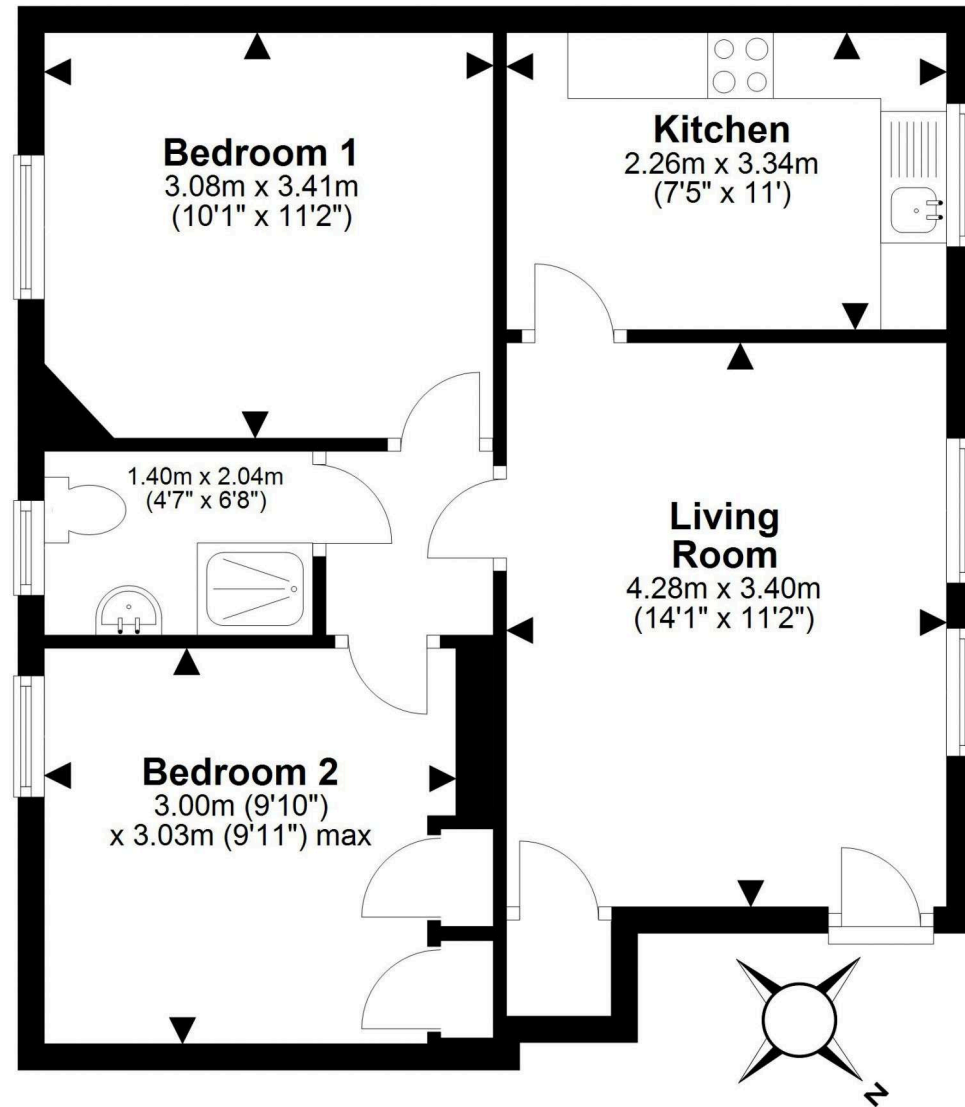
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Property sold as seen. EPC: C

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.