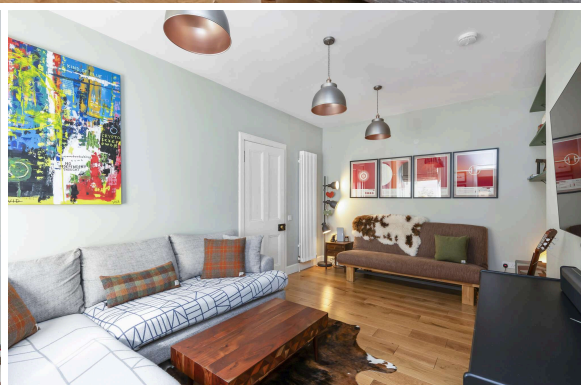
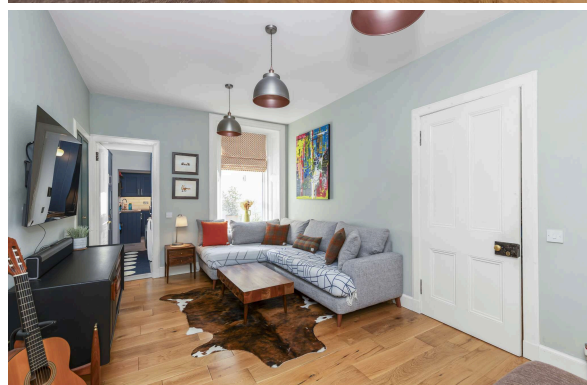




25 Glendevon Place
BALGREEN | EDINBURGH | EH12 5UQ


warners
solicitors & estate agents



25 Glendevon Place

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True walk-in condition traditional lower villa flat boasting stylish modern fittings and a quiet tucked away position in a sought after residential area close to excellent amenities and transport links.

Viewing is essential to appreciate the immaculate interior of this superb home which has been very nicely finished off with contemporary style fittings and decor throughout. A comfortable livingroom benefits from the warmth of timber flooring. A door leads through from this room to a handy utility room and on to the kitchen, featuring a range of fashionable blue tone units set against timber worktops and metro tiled splash-backs. French doors access a peaceful private garden, ideal for outdoor relaxation on the decked or pebbled seating areas. The well screened private front garden also has space for seating. Fine period features within the principal double bedroom include a bay window, decorative cornicework and a marble mantelpiece with tiled inserts. There's also a second double bedroom and bathroom beautifully fitted out with a modern white suite, wash-basin in vanity unit and stunning tiled surrounds.

- Immaculate presentation
- Living/dining room
- On-trend fitted kitchen with breakfasting space and French doors
- Bay windowed principal bedroom with marble mantelpiece
- Second double bedroom
- Beautifully fitted bathroom/mixer shower
- Entrance vestibule/mosaic tiled floor
- Hallway
- Gas central heating/combi boiler
- Double glazed sash and case windows
- Lovely timber flooring
- Sheltered low maintenance private gardens front and rear
- On-street parking

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



Included in the sale will be the kitchen appliances, light fittings and window coverings. Items of furniture may be available by separate negotiation. Energy Rating C. Council tax Band D.

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 the nearby Corstorphine Hill Nature Reserve and picturesque Water of Leith Walkway. For tranquil walks and picnics, both Saughton and Roseburn Public Parks provide the perfect escape from hustle and bustle of the city. For those seeking something more energetic, Murrayfield Stadium, Edinburgh Zoo, Murrayfield Ice Rink, Saughton Sports Complex, and several golf courses including Carrick Knowe Golf Club are all in walking distance. Schooling is well-catered for from nursery to secondary level, including Balgreen Primary School and Tynecastle High School. Balgreen also has a great range of local shops and services, and easy access to shopping in both the city centre and the high street outlets at The Gyle Shopping Centre. Balgreen tram stop is a short stroll from the property, offering 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.

