COULTERS ©

3/3 BALGREEN GARDENS

BALGREEN, EDINBURGH, EH12 5UG

🛏 2 BED   🛁 1 BATH   🛋 1 PUBLIC

TAKE A LOOK INSIDE

Presented in excellent order, this two bedroom first floor flat is situated within a peaceful cul de sac in the popular area of Balgreen. Forming part of a block of just four homes dating back to the 1930's, the property has been very well-maintained inside and out. The building itself has benefitted from a new entrance door and has been fully re-rendered and repainted in recent years, whilst within the flat, major improvements including new electrics, central heating and the additional of triple glazed were carried out approximately seven years ago.

The property comprises: sitting room with twin windows; fitted kitchen with integrated NEFF oven and gas hob as well as space for dining; two good size double bedrooms with built-in wardrobes and a fully tiled bathroom with contemporary sanitaryware.

KEY FEATURES

- Upper flat in well-maintained block
- Private garden with substantial shed/workshop
- Balgreen tram stop nearby
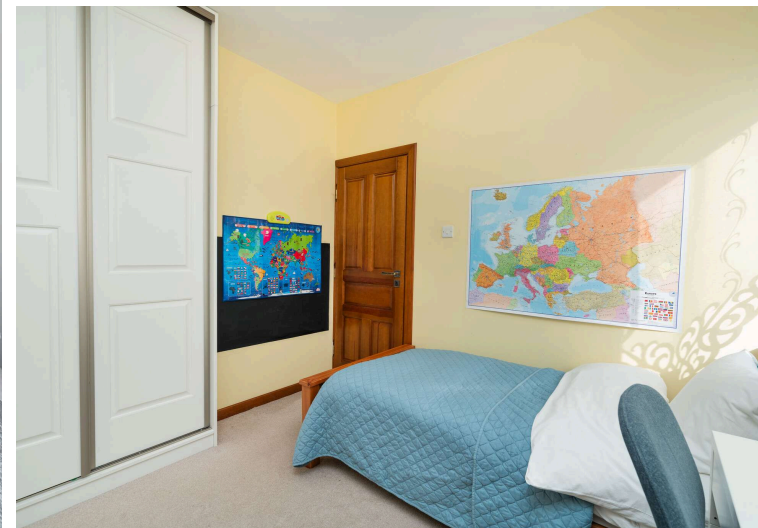- EPC Rating - C
- Two double bedrooms
- Paved private driveway
- Local shops & large supermarket a short distance away
- Council Tax Band - C

The property comes with fantastic outdoor space which includes a large section of private garden to the rear which is home to a substantial shed/workshop with secure door, windows, power, lighting and electric heating. There is also a lovely patio, lawn and an adjacent communal drying green. A private driveway is positioned to front of the building and there is additional unrestricted on street parking.

Triple glazing and gas central heating operated via a modern, annually serviced boiler are fitted within the home.

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THE LOCAL AREA

A sought-after suburb to the west of Edinburgh's City Centre, leafy Balgreen offers excellent local amenities as well as swift access into town. Within walking distance of the property, you will find Saughton Park and Gardens, a picturesque spot renowned for its walled gardens, rose gardens, and wild orchards. Edinburgh Zoo and BT Murrayfield Stadium, home to the Scottish Rugby team and a popular concert venue are both within easy reach.

You can enjoy peaceful walks at Corstorphine Hill which offers superb City views or take in the scenic Water of Leith walkway which leads to the historic Dean Village. Other fantastic recreational pursuits are available at nearby golf courses including the 18- hole course at Murrayfield Golf Club and the mature parkland course at Carrick Knowe. There is a Gym Group facility minutes away whilst David Lloyd Health Club in Corstorphine boasts tennis courts, swimming pools, a state-of-the-art gym, a café, and a crèche.
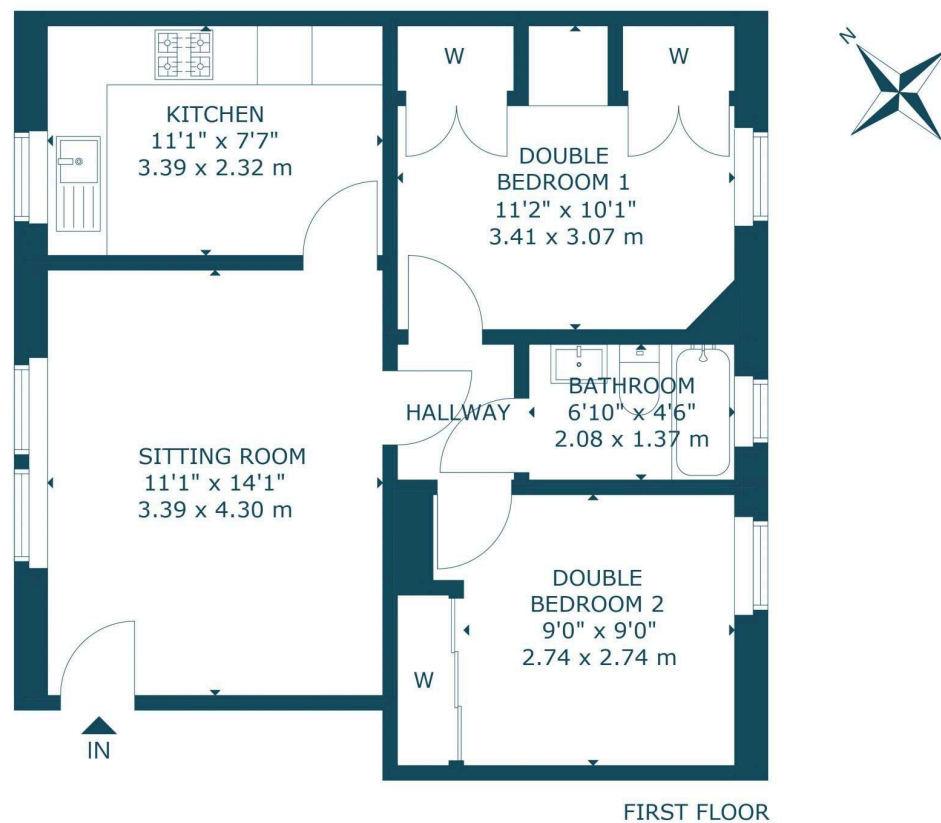
Sainsbury's Superstore at Murrayfield, and an Aldi on Gorgie Park Road, are both within easy reach. The property lies in the catchment area for Balgreen Primary School and Tynecastle High School. Balgreen tram stop is just a 5 minute walk and offers speedy access into the City Centre as well as Edinburgh International Airport. Regular bus services are also available and the City Bypass, M8, and M9 motorway networks are all easily accessed.

EXTRAS

All blinds, light fittings, fitted floor coverings and white goods (excluding the tumble dryer in the shed) are included in the sale price. The shelving within the shed will be removed prior to sale.

HOME REPORT VALUATION: £195,000

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KITCHEN
11'1" x 7'7"
3.39 x 2.32 m

W

DOUBLE
BEDROOM 1
11'2" x 10'1"
3.41 x 3.07 m

W

BATHROOM
6'10" x 4'6"
2.08 x 1.37 m

HALLWAY

SITTING ROOM
11'1" x 14'1"
3.39 x 4.30 m

DOUBLE
BEDROOM 2
9'0" x 9'0"
2.74 x 2.74 m

W

IN

FIRST FLOOR

N

3/3 BALGREEN GARDENS, BALGREEN, EDINBURGH, EH12 5UG
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 544 SQ FT / 51 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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