

OFFERS OVER £325,000

65 Glendevon Place
Edinburgh, EH12 5UH

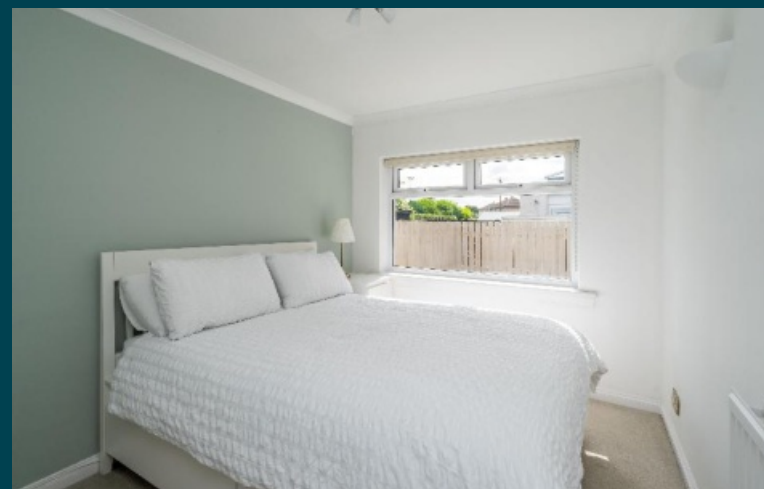
drummondmiller
Solicitors & Estate Agents



- Beautiful Two Bedroom Main Door Villa with Private Gardens & Original Period Features
- Newly fitted modern dining kitchen
- Bright and generously proportioned lounge with bay window
- Two well-sized double bedrooms
- Contemporary shower room and separate utility room
- Private gardens to the front and fully enclosed rear
- EPC C

Description

Drummond Miller is delighted to present this spacious and beautifully presented traditional main door lower villa, quietly situated in the highly sought-after area of Balgreen. Combining attractive period features with modern upgrades, including a recently fitted kitchen, this charming home offers generous accommodation throughout. Accessed via a private entrance vestibule, the welcoming hallway leads to all rooms. To the front, the bright bay-windowed lounge is generously proportioned and full of character. The stylish modern kitchen features a range of fitted units, ample worktop space and room for dining, making it ideal for everyday living and entertaining. A separate utility room provides additional storage and direct access to the private rear garden. The property also offers two well-proportioned double bedrooms and a contemporary shower room with a modern suite. Beautifully presented throughout, this delightful home retains a wealth of original features while providing comfortable, modern living in a highly desirable location.





Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

Garden and parking

The property enjoys private gardens to both the front and rear. To the front is an attractive garden with a pathway leading to the main entrance. The fully enclosed rear garden provides a wonderful outdoor space, ideal for relaxing or al fresco dining. Ample unrestricted on-street parking is available directly to the front and within the surrounding area.

Location

Balgreen is a highly regarded residential area to the west of Edinburgh City Centre, offering an excellent balance of peaceful suburban living and superb connectivity. The area is well served by a wide range of local amenities, including convenience stores, supermarkets, cafés, restaurants and leisure facilities, with larger retail options available nearby at Corstorphine and Murrayfield. The property is also less than a five-minute walk from Balgreen tram stop, providing quick and convenient access to Edinburgh City Centre, Haymarket, Edinburgh Park and Edinburgh Airport.

For outdoor enthusiasts, the property is within easy reach of Saughton Park, the Water of Leith Walkway and several nearby green spaces, providing excellent opportunities for walking, cycling and recreation. The area is also well placed for a selection of highly regarded primary and secondary schools, making it an excellent choice for a range of buyers.

Council Tax and EPC

Council Tax band D and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £340,000 and a link to the Home Report is available from the ESPC website.

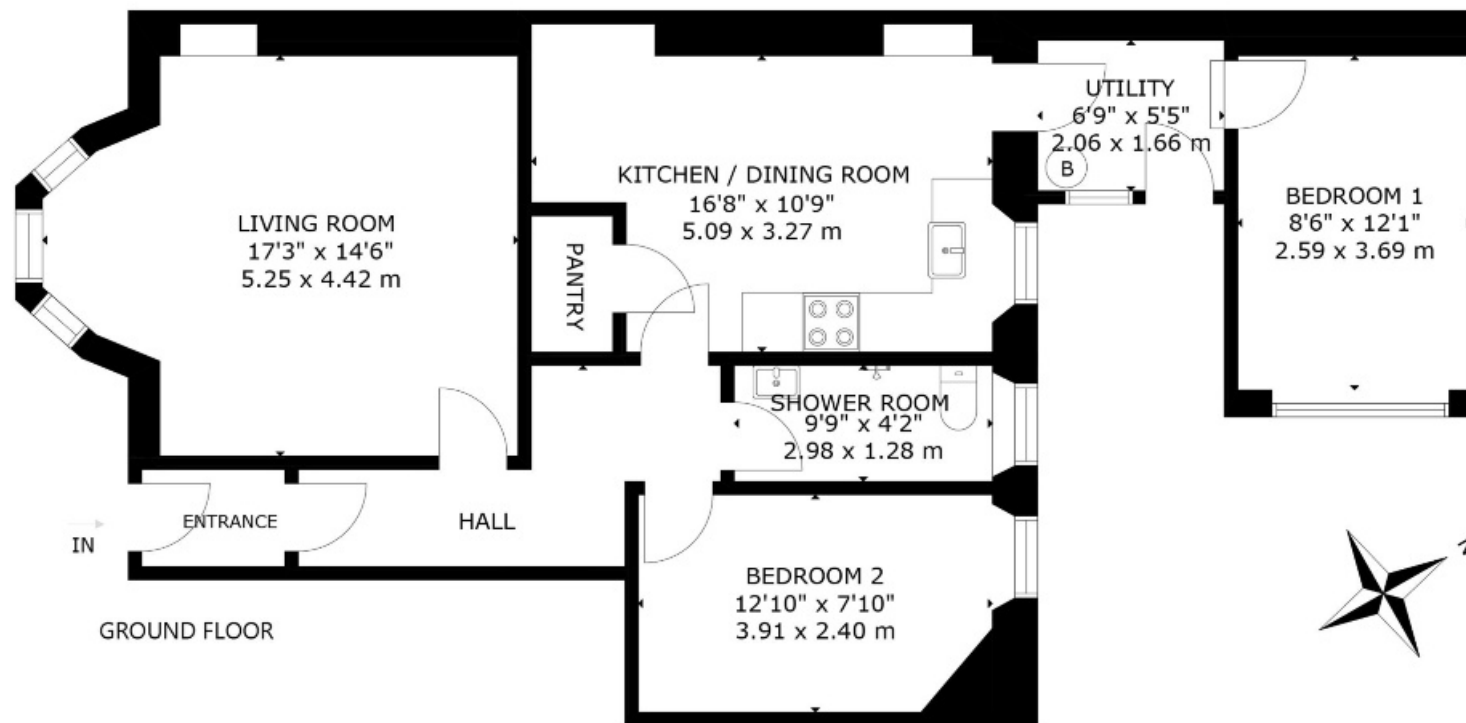
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, pelmets, blinds, light fittings and white goods (excluding the tumble dryer) are included in the sale price.





65 GLENDEVON PLACE, EDINBURGH, EH12 5UH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 806 SQ FT / 75 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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