



52  
Glendevon Place  
Balgreen  
Edinburgh  
EH12 5UJ



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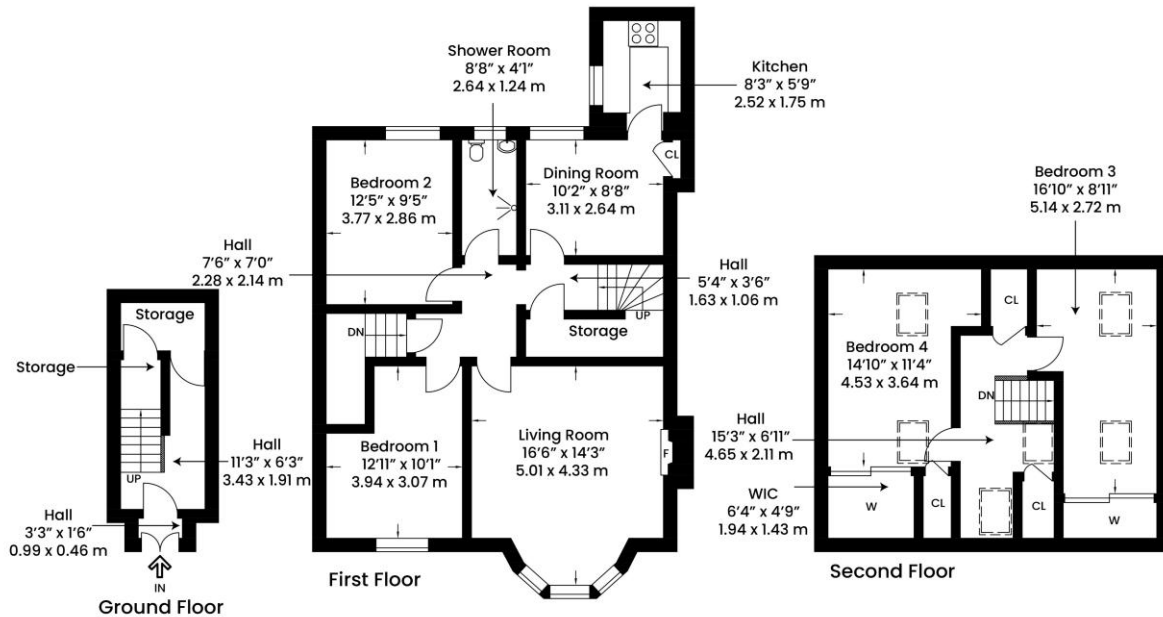
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A traditional, well-proportioned stone built double upper villa flat is offered for sale within the quiet, residential area of Balgreen, to the west side of the city, amid green spaces, but within easy reach of the city centre via close transport links. The accommodation retains some original features and offers good potential for both traditional restoration or further modernisation.

The accommodation comprises a double door entrance vestibule with original patterned tiling, ground floor entrance hall offering access to the rear garden and cellarage and with a staircase to the dwellings on the upper two floors. The upper hall opens to the accommodation which includes a bay windowed front aspect sitting room with traditional ornate cornicing and 'Edinburgh press', a rear dining room with kitchenette off, 2 double bedrooms and a bathroom, currently laid out as a 'wet' room. A further staircase opens to a well-lit upper landing linking a third double bedroom and fourth single bedroom, which includes a fixed 'cabin' type bed. The property benefits from double glazing and generous storage on all levels with the potential to further develop the accommodation to suit contemporary living. There is a small, sheltered area of west-facing private garden to the rear which is laid to lawn with mature planting. There is ample unrestricted on-street parking.

The Balgreen area of Edinburgh, has a selection of convenient local shops to meet day to day needs, including a Scotmid and Sainsbury's, with further amenities in the neighbouring districts of Corstorphine, Gorgie/Dalry and Craigeith. Frequent bus and tram services between Edinburgh airport and the city centre are less than a ten-minute walk from the property and Edinburgh City Bypass is easily accessible, providing links to central Scotland's main motorway network. Local leisure activities include Edinburgh Zoo, Murrayfield stadium and ice rink, Corstorphine hill, Carricknowe and Murrayfield golf courses, Saughton rose garden and the beautiful water of Leith walkway. Choices for nursery to tertiary education are readily accessible in both public and private sectors.



**vistaBee**  
 This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 101927)  
 vistaBee 2026.

- EPC Band- E
- Council Tax Band- E



Viewing by appointment on 0131 524 3800























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