










Offers Over

£220,000

12 Baird Drive

Balgreen | Edinburgh | EH12 5SA

This attractive, light and airy main door upper villa with private garden, is conveniently positioned in the sought after Balgreen district of the city, within easy reach of the city centre with many amenities and transport links on hand.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Garden
-  On-street Parking
-  EPC Rating – E
-  Council Tax Band - C



Description

The property would make an ideal purchase for the professionals, young families or buy to let investors and early viewing is highly recommended. In brief the accommodation comprises; entrance stair and hallway providing access to all rooms. There is a front-facing reception/diningroom with central fireplace housing the electric fire, there is a modern kitchen with ample wall and base units with built-in electric hob and oven with further appliances included in the sale. There are two good size double bedrooms , with the larger of the two benefiting from built-in wardrobes. Lastly, the extensively tiled shower room comprises of a three piece suite with shower cubicle housing the electric shower. In addition, there is a good sized attic space with further benefits including electric central heating and double glazed window units.



Extras

All the fitted floor coverings, light fittings and blinds will be included in the sale together with the electric hob/oven, fridge freezer and washing machine. It should be noted that the electric fire in the lounge shall be sold as seen.

Externally

There is a private garden located to the side of the property together with a communal rear garden. Unrestricted parking is available within the cul-de-sac and surrounding streets.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

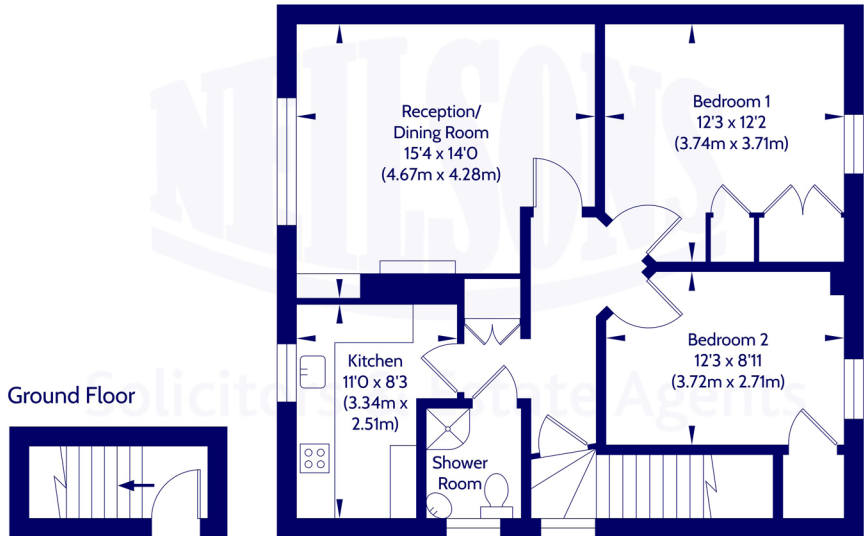
Balgreen is a highly desirable residential area lying to the West of Edinburgh's City Centre with good local day to day amenities including a Scotmid nearby and a Sainsbury's at Murrayfield which a short walk is away. There are further amenities at nearby Roseburn, and extensive shopping can be found at Corstorphine which is within an easy commute together with the Gyle Shopping Centre and the City Centre, all easily accessible by car, bus or tram. The bus services from Corstorphine Road provide a quick link into the centre and surrounding areas with the City Bypass on hand linking the A1, M8 & M9. Balgreen connects to the tram service and provides links to the City Centre and Edinburgh Airport. There are many leisure and recreational facilities within the vicinity including Saughton Park and Gardens, Roseburn Park, picturesque walks along the Water of Leith, Edinburgh Zoo, Murrayfield Ice Rink together with various golf courses. The Drum Brae leisure centre with swimming pool is only a short drive from the property. Good schooling can be found from nursery to secondary level providing an ideal location for the growing family.





Approx. Gross Internal Floor Area 67 Sq M / 722 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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