



52
Glendevon Place
Balgreen
Edinburgh
EH12 5UJ



A traditional, well-proportioned, stone-built double upper villa flat is offered for sale in the quiet residential area of Balgreen, on the west side of the city. Surrounded by green spaces yet within easy reach of the city centre via excellent transport links, the property retains a number of original features and offers excellent potential for either sympathetic restoration or further modernisation.

The accommodation comprises a double-door entrance vestibule with original patterned floor tiling, a ground-floor entrance hall providing access to the rear garden and cellar, and a staircase leading to the upper floors. The upper hall provides access to the main accommodation, which includes a bay-windowed front-facing sitting room featuring traditional ornate cornicing and an Edinburgh press, a rear dining room with an adjoining kitchenette, two double bedrooms, and a bathroom currently configured as a wet room. A further staircase leads to a bright upper landing giving access to a third double bedroom and a fourth single bedroom, which includes a fixed cabin-style bed.

The property benefits from double glazing and generous storage throughout, with further potential to reconfigure or extend the accommodation to suit contemporary living. To the rear is a small, sheltered, west-facing private garden, laid to lawn with mature planting. Ample unrestricted on-street parking is available.

The Balgreen area of Edinburgh offers a selection of convenient local shops to meet everyday needs, including a Scotmid and a Sainsbury's, with a wider range of amenities available in the neighbouring districts of Corstorphine, Gorgie, Dalry, and Craigleith. Frequent bus and tram services between Edinburgh Airport and the city centre are available within a ten-minute walk of the property, while the Edinburgh City Bypass is easily accessible, providing links to central Scotland's main motorway network. Local leisure amenities include Edinburgh Zoo, Murrayfield Stadium and Ice Rink, Corstorphine Hill, Carrick Knowe and Murrayfield Golf Courses, Saughton Park's Rose Garden, and the picturesque Water of Leith Walkway. Excellent educational facilities, from nursery through to tertiary level, are readily accessible in both the public and private sectors



- EPC Band- E
- Council Tax Band- E



Viewing by appointment on 0131 524 3800





















