



94 Balgreen Road
BALGREEN | EDINBURGH | EH12 5UB


warners
solicitors & estate agents



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Well presented main door upper villa in the highly sought after suburb of Balgreen, close to a good range of local amenities, parks, schools and convenient transport links via tram and bus to the airport and the city centre. This lovely property comprises of a welcoming hallway and staircase, stylish bay-windowed living room with feature fireplace and deep storage cupboard, fitted galley kitchen with space for appliances, two generously proportioned double bedrooms, contemporary bathroom with central tap bath with electric shower over, and a fitted staircase to two handy attic rooms which with Velux windows allowing flexible usage. Further benefits on offer are gas central heating and double glazing and externally, a private path to the neatly maintained garden to the rear with lawn and garden shed, to the front, a driveway offering convenient off-street parking, as well as the unrestricted on street parking. Early viewing is recommended to fully appreciate the accommodation on offer.

- Well presented main door upper villa
- Bright bay windowed living room with fireplace and deep storage
- Two generous double bedrooms
- Two flexible attic rooms with Velux windows
- Bathroom with central tap and electric shower over bath
- Good storage options throughout including eaves storage
- Gas central heating and double glazing
- Private front and rear gardens
- Driveway

Council tax band D, EPC rating D

Extras to be included in sale: Cooker, fridge freezer, washing machine and integrated dishwasher. All blinds, curtain poles/ tracks and fixed light fittings. All appliances will be sold as seen.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Balgreen is a highly popular area of Edinburgh to the west of the City Centre. An excellent selection of local shops provide for daily requirements and further specialised shopping can be found at Corstorphine, the Gyle Centre or in nearby Gorgie, all just a short drive away. Recreational facilities include parks, playing fields, leisure/sports centres and golf courses and Edinburgh Zoo is just a leisurely stroll away. Schooling is well represented from nursery to senior level. There are regular public transport services to the City Centre and surrounding areas, with the Balgreen tram stop being only a 2 minute walk away. Edinburgh City Bypass is easily accessible, giving access to the M8 and M9 motorway networks.



