



81 Balgreen Road, EDINBURGH, EH12 5UA

Handsome and beautifully presented four-bedroom Edwardian mid-terraced villa arranged over two levels, retaining a wealth of refined period features and offered in excellent condition throughout. Boasting elegant proportions, stylish contemporary finishes and beautifully maintained private gardens to the front and rear, this exceptional property would make an ideal family home in a highly sought-after residential location. It has traditional sash and case windows to the front and is double glazed to the rear and has gas central heating.

The generously proportioned accommodation comprises:

- Entrance vestibule featuring original mosaic tiled flooring
- Welcoming reception hallway with elegant staircase and attractive oak flooring
- Impressive bay-windowed sitting room with ornate corning, Edinburgh press, ladder radiators and fireplace with original surround
- Contemporary open-plan kitchen/dining room fitted with an extensive range of wall and base units, laminate worktops with inset stainless-steel sink, and integrated appliances including a gas hob with extractor hood, electric double oven and wine fridge. French doors flood the room with natural light and provide direct access to the rear garden



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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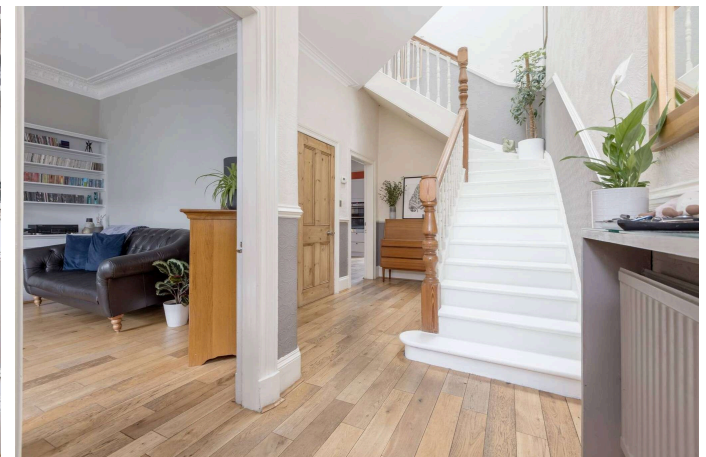


EPC RATING
Unknown



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- Stylish fully tiled ground floor shower room fitted with wall-hung wash hand basin with vanity storage, WC, and large shower enclosure
- Generously sized bay-windowed principal bedroom with modern en-suite shower room
- Three further well-proportioned double bedrooms
- Contemporary fully tiled family bathroom comprising wall-hung WC, wall-hung wash hand basin with vanity storage, and bath with shower attachment

Outside & Gardens

The beautifully maintained rear garden enjoys an east-facing aspect and has been attractively landscaped to include a lawn, paved patio area and well-stocked borders with mature planting, creating an ideal space for outdoor entertaining and family living. Unrestricted on-street parking is available nearby.

All fitted floor coverings, curtains, blinds, light fittings and kitchen appliances are included in the sale.

Location

Balgreen Road is situated within the highly desirable Balgreen district of West Edinburgh, neighbouring the popular areas of Murrayfield, Saughtonhall and Corstorphine, and conveniently positioned for swift access to Edinburgh City Centre and the City Bypass.

A superb range of local amenities is available nearby, including independent retailers, cafés and larger supermarkets such as Scotmid, Sainsbury's at Westfield Road, ASDA, Aldi and Marks & Spencer Foodhall at Chesser. The retail parks at The Gyle and Hermiston Gait are also within easy reach.

Excellent schooling is available for all age groups, with the property lying within the catchment areas for Balgreen Primary School, Fox Covert RC Primary School, Tynecastle High School and St Augustine's RC High School. The area is exceptionally well served by regular bus services, while a nearby tram stop offers quick and convenient connections to the city centre, Edinburgh Airport and beyond.

Extras

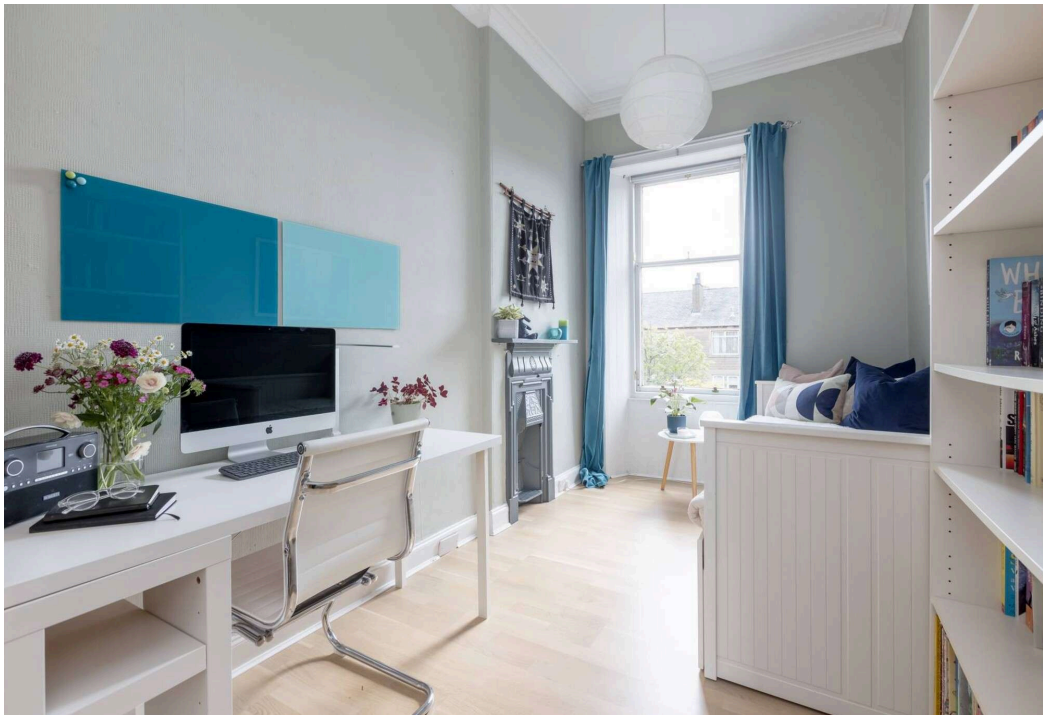
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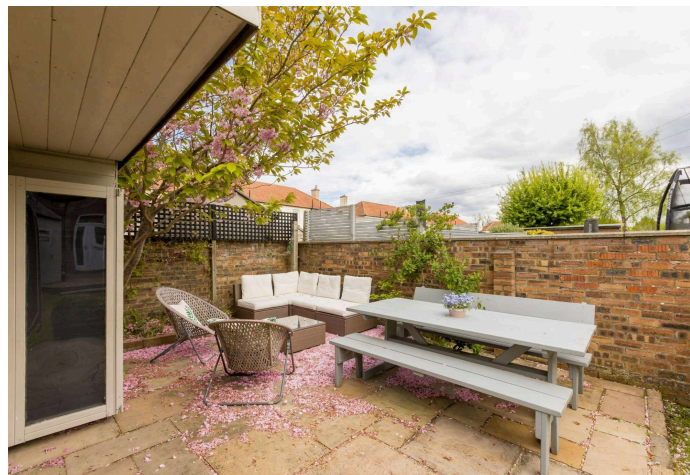
Council tax

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.







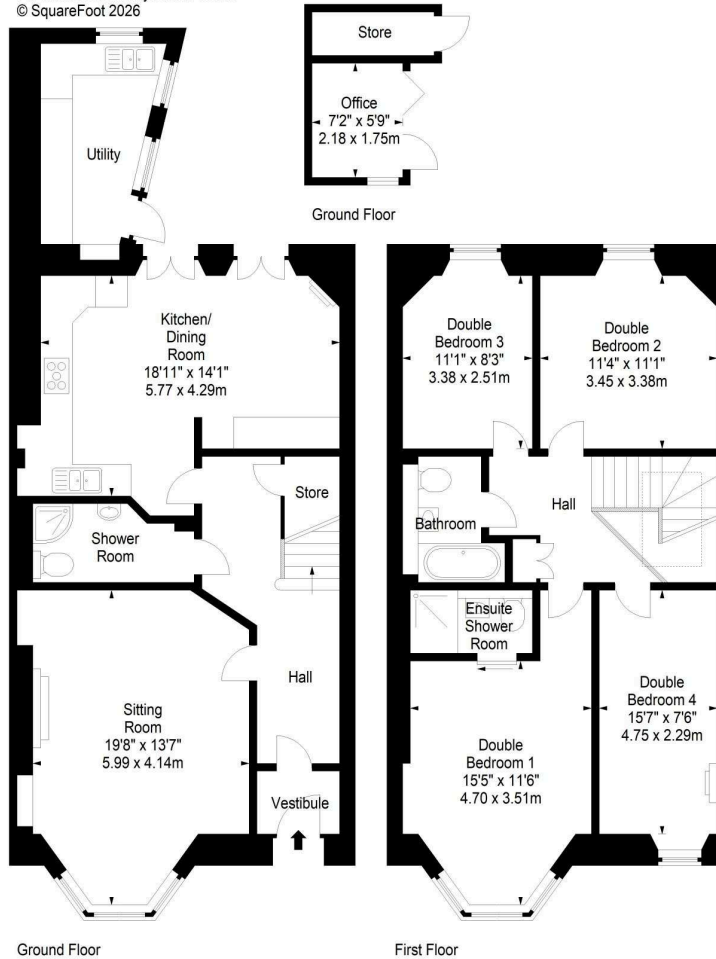




Balgreen Road,
Edinburgh,
Midlothian, EH12 5UA



Approx. Gross Internal Area
1496 Sq Ft - 138.98 Sq M
Utility, Store & Office
Approx. Gross Internal Area
153 Sq Ft - 14.21 Sq M
For identification only. Not to scale.
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DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

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