



Solicitors & Estate Agents



Offers Over

£199,995

12 Balderston Gardens

The Inch | Edinburgh | EH16 5TF

An excellent opportunity has arisen to purchase this sizable, three double bedroom terraced house with private gardens and driveway, conveniently positioned close to excellent amenities, reputable schooling and superb commuting links.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - C

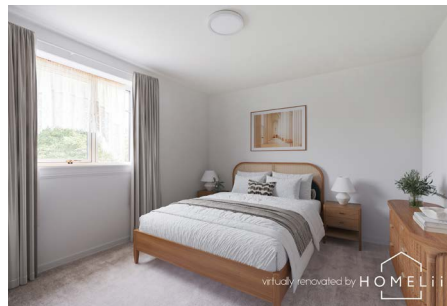


virtually renovated by **HOMELi**

Description

The property is now in need of modernisation and upgrading offering a fantastic opportunity for a buyer to create a stylish home tailored to their own tastes and requirements. The well-proportioned accommodation is likely to appeal to a wide range of buyers including first-time purchasers, investors or families alike, all seeking a home in this highly convenient and well-connected location.

Enjoying good natural light throughout, the property comprises; entrance vestibule, hallway with storage provisions and carpeted staircase leading to the upper floor. There is a dual aspect lounge/diningroom with central fireplace housing the electric fire with built-in side units, wall lights and patio doors, from the dining area, leading to the rear garden. The kitchen is located to the rear and leads to the inner hall with large understair cupboard and UPVC door providing further access to the back garden. The upper landing has a window to the rear providing good natural light and has further storage provisions including a hatch to the attic. There are three double bedrooms, all benefiting from built in storage, and the bathroom comprises of a white three-piece suite. Further benefits include gas central heating with combi boiler and double glazing.



Some images have been subject to virtual renovation to show the effect of a makeover on the property. The property is currently unfurnished and requiring modernisation. Original photographs included for reference.

Extras

The property shall be sold as seen and no warranty will be given in respect of the services. Gardens and parking

The front garden has a pathway to the entrance together with a gated driveway providing valuable off-street parking. Located to the rear is a fully enclosed private garden with lawn, paved patio and garden shed. A shared pathway/vennel to the side provides useful access for bins etc.

Viewing

By appointment with Neilsons on 0131 625 2222.





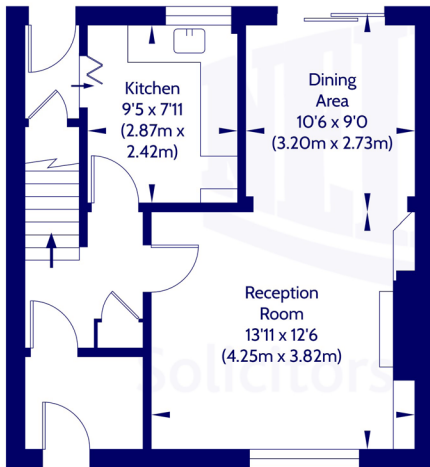
Location

The property is located within the established area of The Inch which lies approximately 4 miles to the south of the City Centre. The district is ideally suited for the commuter as it enjoys ease of access to the City By-Pass, the A1 and the national motorway network. The area is also conveniently placed for access to the Royal infirmary and Edinburgh University. Nearby Cameron Toll shopping Centre provides an excellent variety of high street names together with local retailers providing a range of day to day essentials. A Morrisons supermarket is located on Gilmerton Road whilst Straiton and Fort Kinnaird retail parks offer an extensive range of shops and superstores. Good schooling at all levels is available locally and the area is very well served by good public transport including regular public transport from Gilmerton Road and nearby Kirk Brae. Leisure and recreational facilities include the Royal Commonwealth Pool, Liberton Golf Course, the open spaces of Braid and Pentland Hills, Holyrood Park, Craigmillar Castle and Duddingston Loch and Bird Sanctuary

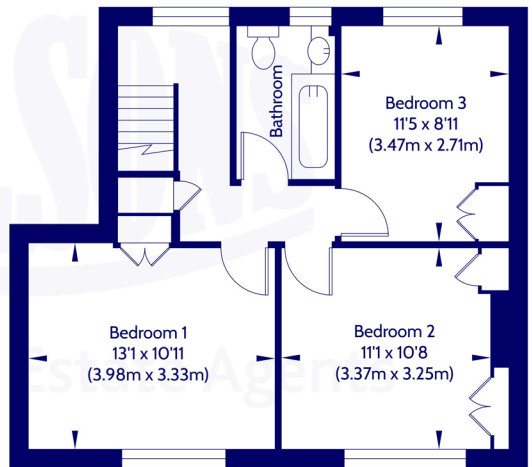




Approx. Gross Internal Floor Area 91 Sq M / 980 Sq Ft.



Ground Floor



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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