



Solicitors & Estate Agents



Offers Over

£360,000

10 Glendevon Terrace

Balgreen | Edinburgh | EH12 5UP

A beautifully presented upper villa on a large corner plot with detached garage and scope for extension in the ever-popular district of Balgreen, convenient for excellent bus and tram links to the city and with superb local amenities.

-  2 Bedrooms
-  2 Reception rooms
-  1 Bathroom
-  Private Front and Rear gardens
-  Garage and Driveway
-  EPC rating – D
-  Council tax band - D



Description

Upgraded to a superb standard, this bright and spacious maindoor upper villa is peacefully located on a quiet residential street. Offered for sale in move-in condition, the accommodation comprises: entrance vestibule with stairs to the upper floor with window to the side and glazed door leading to the hallway. Central hallway with hatch and Ramsay ladder giving access to a large and partially floored attic, which offers scope for conversion to further living accommodation, subject to the usual planning and consents. The bay windowed reception room to the front of the home enjoys an outlook towards Corstorphine Hill and provides the perfect setting for both relaxing and entertaining, there is a walk-in storage cupboard and it is fitted with a log burner for cosy evenings in the cooler months. The bright kitchen has a dual aspect to the side and rear and is fitted with a superb range of shaker style wall and base units with integrated 5-burner gas hob, electric oven and slimline dishwasher with the fridge freezer and washing machine also included in the sale. There are two large double bedrooms, with the principal bedroom to the front having built in wardrobes. An additional box room is currently in use as a dressing room, but could be used as a home office or nursery and it has an octagonal feature window to the front. Finally, the bathroom is fitted with a white suite and dual head over bath shower and has vanity storage and a heated towel rail along with underfloor heating. Further benefits include double glazing throughout (with the exception of the octagonal window) and gas central heating from a combi boiler, located in the attic.



Extras

Included in the sale will be the integrated, hob and dishwasher, the washing machine and fridge freezer, along with all light fittings, window blinds and curtains.

Garage, Gardens and Parking

A particular benefit of this home is the detached garage which has up and over door to the front, power and light and a pedestrian door to the garden. There is scope for conversion of the garage to a garden studio or home office, subject to the usual consents. The rear garden has lawn, pebble chipped and decking areas, perfect for al fresco dining during the warmer months. There are fruit trees and well-stocked flower and shrub borders. To the front, a paved driveway provides ample off street parking with a gated pathway leading to the front door.

Viewing

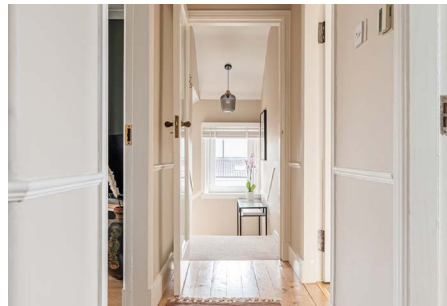
By appointment through Neilsons (0131 625 2222).





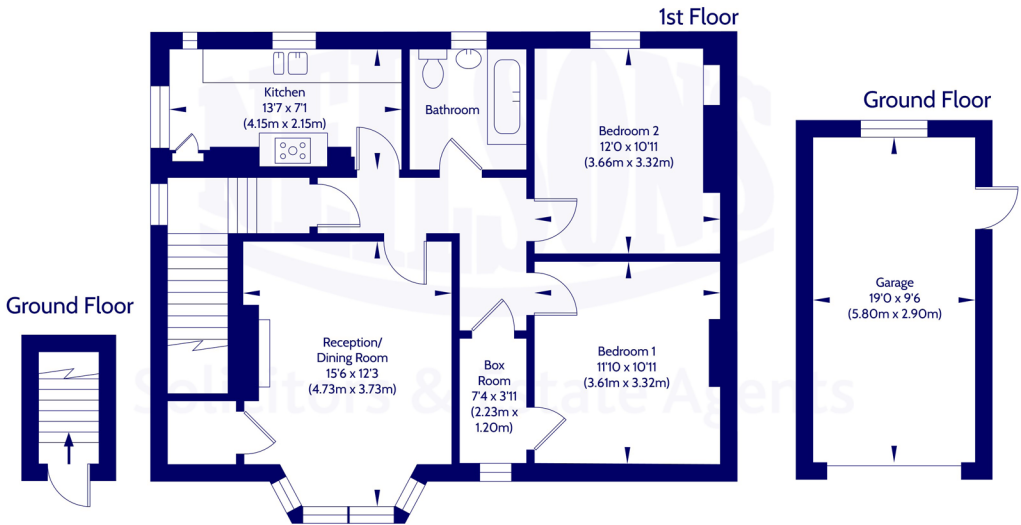
Location

Located in the sought-after Balgreen area of Edinburgh, just west of the City Centre, this property enjoys an ideal position for both family living and professional commuting. A range of local shops, including a convenient Scotmid, cater to everyday needs, while a Sainsbury's supermarket at nearby Murrayfield provides further convenience. A wider selection of high street retailers, supermarkets, and restaurants can be found in Corstorphine and at The Gyle Shopping Centre. Excellent transport links make this location particularly attractive, with frequent tram and bus services providing swift connections to the city centre, Edinburgh Airport, and surrounding areas. The nearby City Bypass also offers easy access to central Scotland's motorway network, ensuring smooth travel across the region. Balgreen offers a host of leisure opportunities, including Edinburgh Zoo, Murrayfield Stadium and Ice Rink, and the scenic Water of Leith walkway. Carrick Knowe Golf Course is also within walking distance, perfect for those who enjoy outdoor recreation. The area is well served for education, with a range of nursery, primary and secondary schools in the vicinity, and higher education institutions such as Edinburgh, Napier and Heriot-Watt Universities all within easy reach. Combining excellent amenities, green spaces, and outstanding connectivity, Balgreen is a vibrant and well-connected location that appeals to both families and professionals alike.





Approx. Gross Internal Floor Area 76 Sq M / 824 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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.



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