



Solicitors & Estate Agents



Offers Over

**£215,000**

## 83 Baird Drive

Balgreen | Edinburgh | EH12 5RY

Spacious and bright main door upper villa with lovely open views and private gardens, is pleasantly situated within the sought-after Balgreen district of the city. The property is conveniently located close to excellent local amenities and transport links, and would ideally suit the young professionals.

-  2 Bedrooms
-  1 Public room
-  1 Shower room
-  Private garden
-  Shared drying green
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



## Description

The accommodation in brief comprises; entrance hall with stairs leading to welcoming entrance hallway, generously proportioned and bright lounge with pleasant outlook and windows providing lovely natural light, stylish fitted kitchen with built-in storage cupboard, light and airy principal bedroom, second well proportioned double bedroom with fitted storage cupboard and modern shower room. Further benefits include gas central heating, double glazing and access to attic storage.



## Gardens & Parking

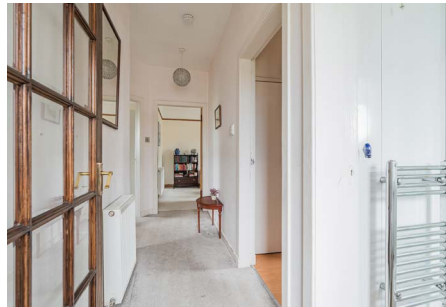
To the side of the property, there is a beautifully maintained private garden which is mainly laid to lawn. A communal garden can be found to the rear and ample on-street parking is available to the front.

## Extras

All fitted floor coverings and blinds will be included in the sale together with the washing machine.

## Viewing

Sunday 2-4pm or by appointment through Neilsons 0131 625 2222.







## Location

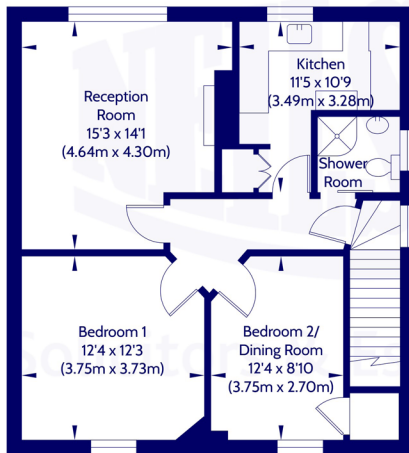
Balgreen is a highly desirable residential area lying to the West of Edinburgh's City Centre with good local day to day amenities including a Scotmid nearby and a Sainsbury's at Murrayfield which a short walk is away. There are further amenities at nearby Roseburn, and extensive shopping can be found at Corstorphine which is within an easy commute together with the Gyle Shopping Centre and the City Centre, all easily accessible by car, bus or tram. The bus services from Corstorphine Road provide a quick link into the centre and surrounding areas with the City Bypass on hand linking the A1, M8 & M9. Balgreen connects to the tram service and provides links to the City Centre and Edinburgh Airport. There are many leisure and recreational facilities within the vicinity including Saughton Park and Gardens, Roseburn Park, picturesque walks along the Water of Leith, Edinburgh Zoo, Murrayfield Ice Rink together with various golf courses. The Drum Brae leisure centre with swimming pool is only a short drive from the property. Good schooling can be found from nursery to secondary level providing an ideal location for the growing family.



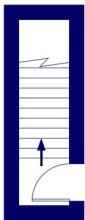


Approx. Gross Internal Floor Area 67 Sq M / 719 Sq Ft.

## 1st Floor



## Ground 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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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

