

BALGREEN

1 STEVENSON GROVE
EH11 2SE



EPC RATING: D

OFFERS OVER £195,000



SPACIOUS TWO BED LOWER VILLA WITH PRIVATE GARDENS

This superb ground floor flat is ready for somebody to put their own stamp on and would make an ideal home for first time buyers, professionals, sharers, downsizers or a young family. It has well maintained accommodation including a large living/dining room with feature fireplace, fully fitted kitchen with sunroom off, two double bedrooms both with fitted wardrobes and a modern wet shower room. Added to this, there is a private front garden with ramp to the door and a private rear garden. This is a popular location with excellent transport links into the city centre, access to lots of great retail parks and an abundance of leisure facilities within easy reach, making it a perfect place to live.

VIEWING

Sun 2-4pm or pls call 0131 4466850

PROPERTY DESCRIPTION

- Vestibule leading to hallway with storage cupboard
- Spacious bay windowed living/dining room to front with feature fireplace & Edinburgh press
- Fully fitted kitchen with good range of light wood units & appliances, and door to
- Bright sunroom overlooking the rear garden with tongue & groove panelling
- Large bedroom 1 with fitted wardrobes & Edinburgh press
- Double bedroom 2 with further fitted wardrobes
- Updated wet shower room with wall panelling, mains shower, sink & wc
- Gas central heating from condensing combi boiler located in the kitchen
- Upvc double glazed windows Private sunny front garden with lawn, paved patio areas & handy ramp to front door
- Private rear garden laid to lawn Resident Permit Parking

AREA

Saughton & Balgreen are very popular areas to the west of the city. There are a good range of local shops nearby, with additional shops & amenities available at Gorgie, Corstorphine, The Gyle & Hermiston Gait shopping complexes, which are all within easy reach. Sainsbury's, Asda, M&S Simply Food and Aldi all have stores in the surrounding area too. Sports enthusiasts are well catered for, with Carrick Knowe Golf Course & Murrayfield Stadium in the vicinity, plus Saughton Public Park is very close by with its playing fields, athletics track and the biggest skate park in Scotland. There is also easy access into town via the numerous bus services and the tram running from the airport to Newhaven, and the City Bypass is a short drive away with its access to the main motorway networks. The property is in the catchment for Balgreen & St Cuthbert's RC Primary Schools and Tynecastle & St Augustine's High Schools, and Napier & Heriot Watt Universities and Edinburgh College are all within a short travelling distance.

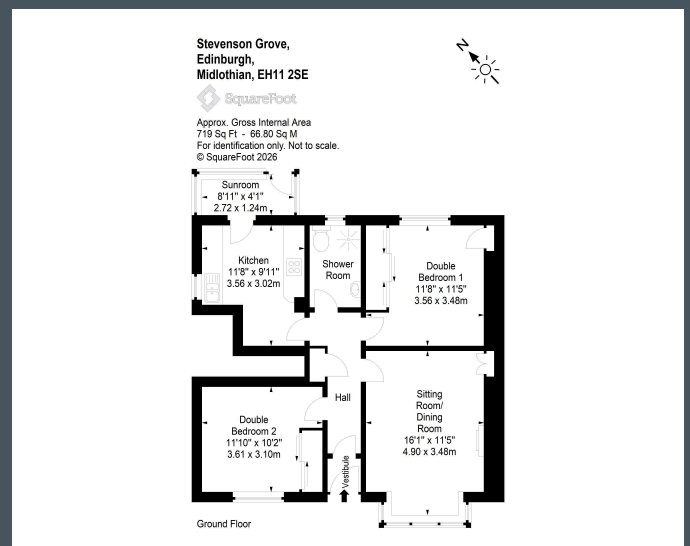
EXTRAS

The blinds, light fittings, gas hob, oven, cooker hood and washing machine are included in the sale.

HOME REPORT VALUATION

£220,000

Living/dining room	16'1 x 11'5 (4.90 x 3.48m)
Kitchen	11'8 x 9'11 (3.56 x 3.02m)
Sunroom	8'11 x 4'1 (2.72 x 1.24m)
Bedroom 1	11'8 x 11'5 (3.56 x 3.48m)
Bedroom 2	11'10 x 10'2 (3.61 x 3.10m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

