NEILSONS

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102 Balgreen Road

Balgreen | Edinburgh | EH12 5UB

A charming two-bedroom upper villa, ideally positioned within the popular Balgreen area, close to a superb range of local amenities and convenient transport links. Benefiting from off-street parking, a private garden and excellent potential, the property presents an appealing opportunity for a variety of buyers, particularly those looking to put their own stamp on a home.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Private garden
- Driveway
- EPC Band - C
- Council Tax Band - D



Description



An internal staircase leads to the welcoming hallway, with access via a Ramsay ladder to a floored and lined attic room, providing useful additional space. The bright and airy bay-fronted lounge/diner offers a comfortable setting for relaxing and entertaining, featuring a gas fire and a large storage cupboard. The well-appointed kitchen is fitted with a range of units and includes a selection of white goods, complemented by a fully tiled surround and useful built-in storage cupboards. There are two comfortable double bedrooms. The spacious principal bedroom enjoys a front-facing aspect and benefits from extensive wall-to-wall fitted wardrobes with mirrored sliding doors. The second double bedroom is quietly positioned to the rear and offers ample space for freestanding furniture. A useful box room provides excellent flexibility for use as additional storage, a home office or dressing room.



Completing the accommodation is a tiled shower room, fitted with a corner shower, panelled surround and heated towel rail.

Further benefits include gas central heating and double glazing.

Gardens & Parking

Externally, the property enjoys a good-sized private rear garden, featuring a lawn, monoblock patio, mature planting and garden shed, creating a lovely space for outdoor relaxation and entertaining. A private driveway provides off-street parking for one vehicle.

Extras

Selected fixtures and fittings, including; fridge, freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.









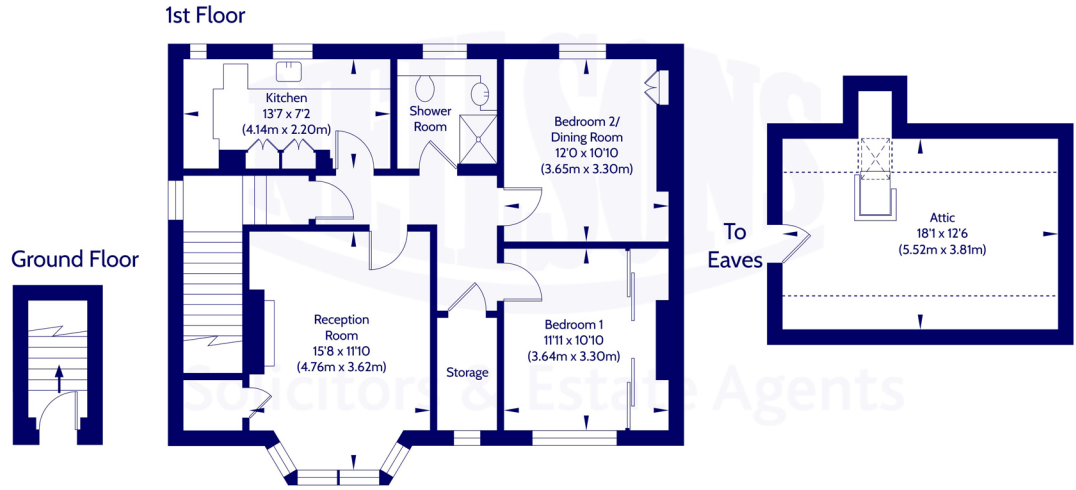
Location

The property is in the popular Balgreen area of Edinburgh, lying to the west of the City Centre. There is a selection of convenient local shops to meet day to day needs nearby, including a Scotmid, and further amenities can be found in the neighbouring district of Corstorphine and at The Gyle Shopping Centre which houses a fantastic range of restaurants and high street shops. There is a frequent bus and tram service to the Airport, City Centre and surrounding areas. The City Bypass is also easily accessible, providing links to central Scotland's main motorway network. Leisure activities in the area include Edinburgh Zoo, Murrayfield Ice Rink and stadium and the beautiful Water of Leith walkway. Education from nursery to secondary level is well catered for with Edinburgh, Napier and Heriot-Watt universities all within easy travelling distance.





Approx. Gross Internal Floor Area 75 Sq M / 802 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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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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For helpful, friendly, personal advice, get in touch.

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