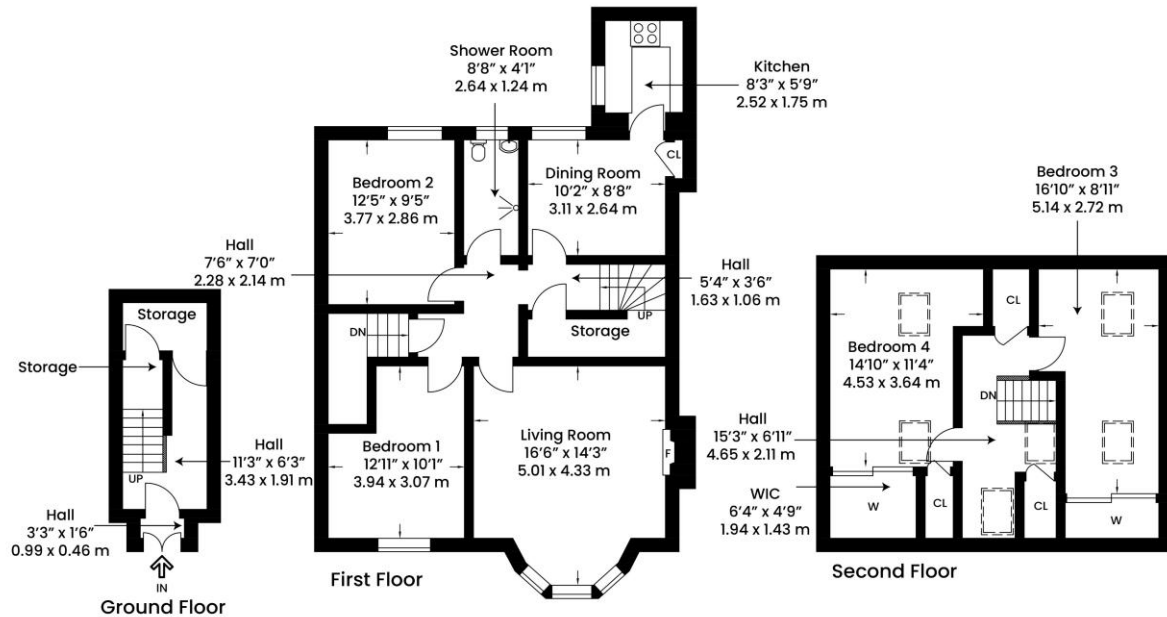




52  
Glendevon Place  
Balgreen  
Edinburgh  
EH12 5UJ





**vistaBee**  
 This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
 vistaBee 2026.

- EPC Band- E
- Council Tax Band- E

An excellent opportunity has arisen to purchase this generously proportioned, stone built main door double upper villa in the popular residential area of Balgreen. Within easy reach of the city centre, transport links and green spaces. The accommodation retains some original features and would undoubtedly appeal to a wide variety of buyers.

The accommodation comprises; a double door entrance vestibule, ground floor entrance hall with staircase to the upper hall, bay windowed living room, dining room, kitchen, 4 bedrooms and a wet room. The property benefits from double glazing, and excellent storage. The property further benefits from an area of private garden to the rear which is laid to lawn with mature planting and shed; and is accessed via the ground floor hallway. Ample unrestricted on street parking is also available.

The Balgreen area of Edinburgh, lying to the west of the City Centre, has a selection of convenient local shops to meet day to day needs nearby, including a Scotmid, Sainsbury's 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 (Balgreen tram stop is very close by) to the City Centre and surrounding areas and 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 and both Napier and Heriot-Watt University are within easy travelling distance.



Viewing by appointment on 0131 524 3800





















