NEILSONS

Solicitors & Estate Agents

Fixed Price

£305,000

29 Glendevon Place

Balgreen | Edinburgh | EH12 5UQ

A fantastic opportunity to acquire this well-proportioned main-door upper villa, quietly situated on a peaceful residential street in the highly sought-after area of Balgreen. Offering excellent transport links to Edinburgh city centre and beyond, the property requires full modernisation and presents an exciting opportunity to create a home to your own taste. There is also potential to extend into the attic, subject to the necessary permissions. An ideal project for professionals, families or investors.

- 2 Bedrooms
- 2 Public Rooms
- 1 Bathroom
- On-Street Parking
- Front and Rear Gardens
- EPC Rating – G
- Council Tax Band - E

Description

The accommodation briefly comprises: entrance vestibule with useful storage cupboard, access to the rear garden and stairs leading to the upper floor; welcoming hallway; bright and spacious bay-windowed reception room with attractive original cornicing; generous dining room with access to the fitted kitchen; two well-proportioned double bedrooms; bathroom; and access to a floored and lined attic with windows.

Extras

All fitted floor coverings will be included in the sale.

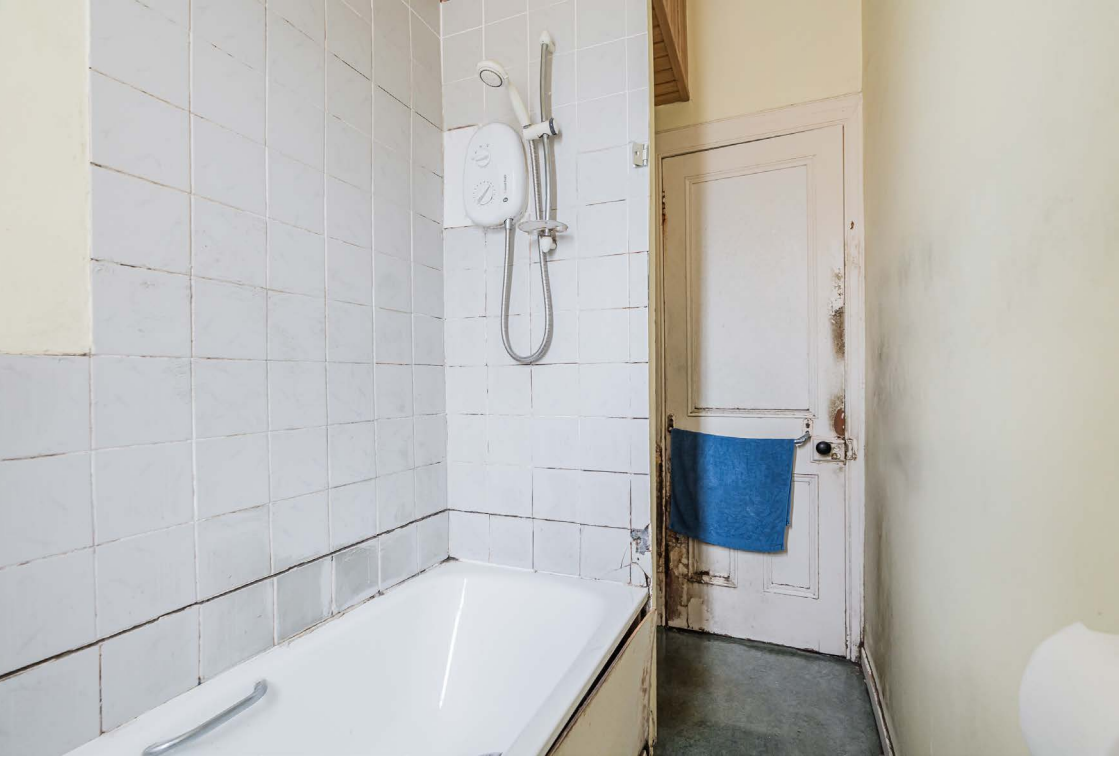
N.B – The property will be sold as seen.

Gardens & Parking

The property benefits from a private rear garden, predominantly laid to patio, while on-street parking is available to the front and throughout the surrounding area.

Viewing

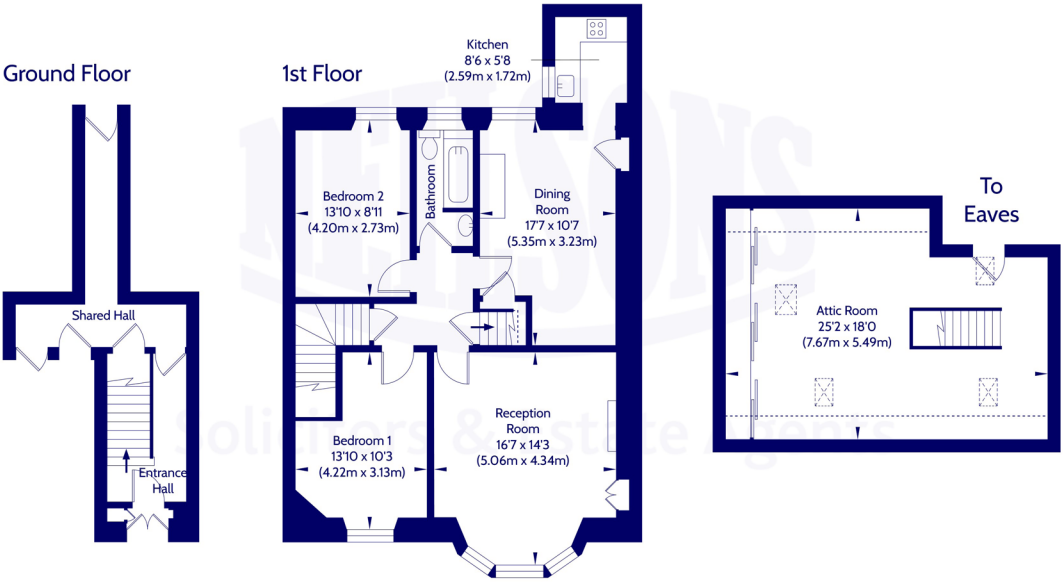
By appointment through Neilsons (0131 625 2222).



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 Incl. Attic Room 121 Sq M / 1299 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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EH19 2AE

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