



113/1 BALGREEN ROAD

Balgreen, Edinburgh, EH12 5XE



1

Public Room



4

Bedrooms



1

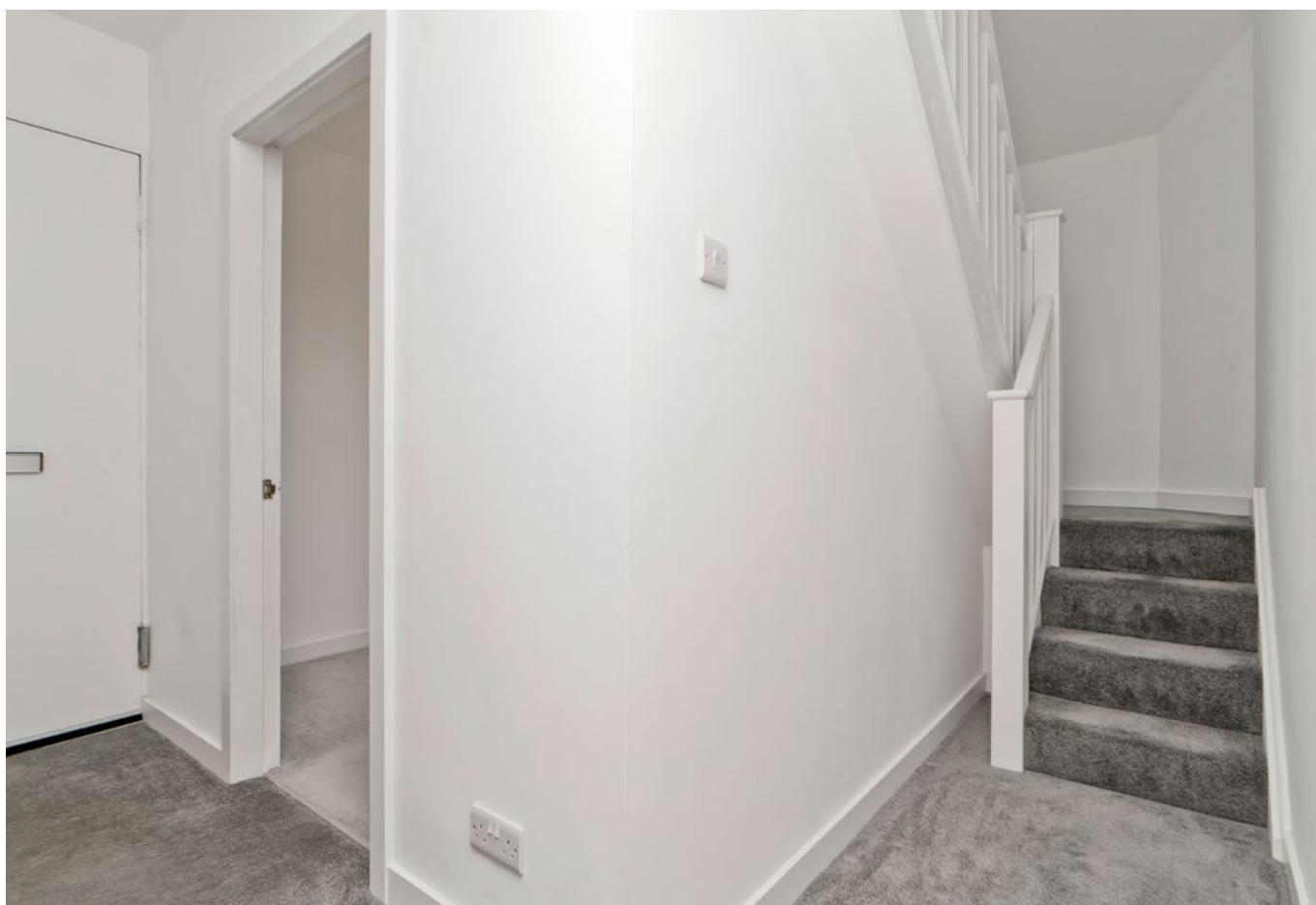
Bathroom



113/1 BALGREEN ROAD

Welcome to a beautiful four-bedroom duplex flat that resides on the first and second floors of an established residential development. This city home offers bright and airy accommodation which is finished to modern standards throughout, incorporating attractive interior design and high-quality fixtures. It boasts an on-trend kitchen, as well as the benefit of a three-piece family bathroom and a separate WC. With four bedrooms, the property also provides lots of versatile space to accommodate a wide range of lifestyles, appealing to families, city professionals, and first-time purchasers alike.

Located in the heart of Balgreen, the home enjoys a highly desirable setting in the capital as well. It is close to excellent amenities, including a choice of convenience stores and supermarkets, and it is in the catchment for well-regarded schools too. Idyllic green spaces are also nearby (such as Corstorphine Hill), while Carrick Knowe Golf Course and Murrayfield Stadium are readily accessible as well. Regular bus links and a tram line also serve the area, providing a swift commute into the city centre.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A duplex flat with modern interiors
- Set on the first and second floors
- Sought-after central location in Balgreen
- Attractive decoration throughout
- Welcoming entrance hall
- Southwest-facing living/dining room
- Modern kitchen with integrated appliances
- Four bright and airy bedrooms
- Family bathroom with overhead shower
- Convenient first-floor WC
- Private section of garden
- Large shared garden and drying green
- Unrestricted on-street parking







Extras: all blinds, curtains and integrated kitchen appliances (oven, gas hob, extractor hood, fridge/freezer, washing machine, and dishwasher) to be included.

Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

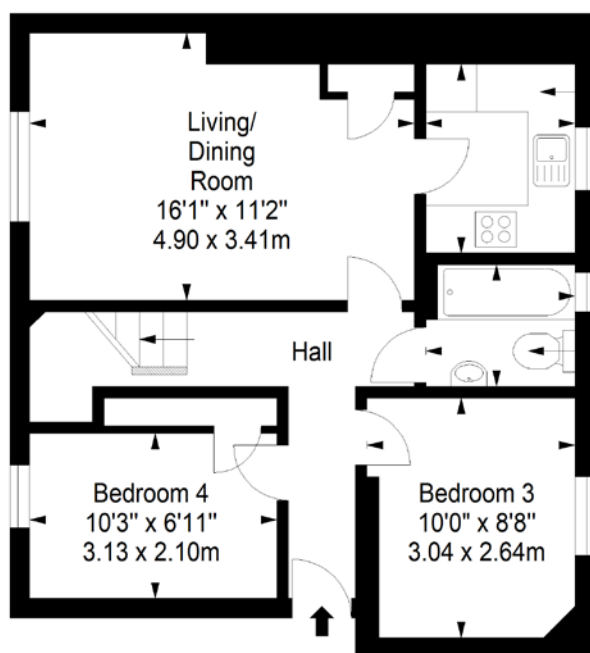


BALGREEN, EDINBURGH

Balgreen is a highly popular residential area situated just west of the city centre. Here, you will find a wealth of recreational facilities, good schooling, excellent transport links and numerous large leafy areas including Carrick Knowe Golf Club, Saughton Public Park and Rose Gardens. For tranquil walks and picnics, the nearby Corstorphine Hill nature reserve and the picturesque Water of Leith walkway provide the perfect spot to escape the city's hustle and bustle. For entertainment and energetic activities, Murrayfield Ice Rink, Murrayfield Rugby Stadium, Saughton Sports Complex, and the Corn Exchange are all in close proximity. Schooling is very well catered for from nursery to secondary level and the area has a good range of local shops and services, whilst nearby Gyle Shopping Centre offers various High Street outlets. Tram links and 24-hour bus services conveniently connect you to the city centre and Edinburgh Airport and easy access is provided to the City Bypass, and M8 and M9 motorway networks.

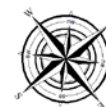
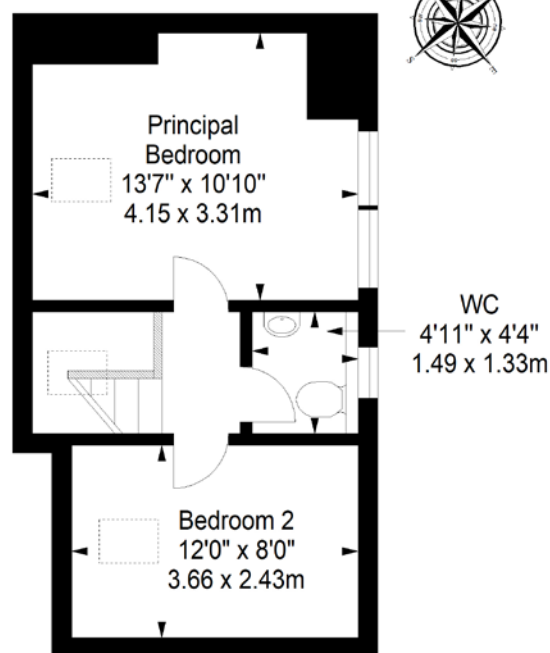
Ground Floor

Approx. 49.4 sq. metres (531.7 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.4 sq. feet)



Total area: approx. 78.7 sq. metres (847.1 sq. feet)



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



rightmove

Zoopla.co.uk

PrimeLocation
Find the home you deserve

espc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.